



Minutes  
Greenville City Planning Commission  
Webex Virtual Meeting  
4:00 PM, May 20, 2021  
Meeting Notice Posted May 5, 2021

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NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's Meetings was provided on December 31, 2020 via the Greenville City Website. In addition, the Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

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Minutes prepared by Sharon Key and Ross Zelenske

Commissioners Present

Diane Eldridge, Mike Martinez, Trey Gardner, Jeff Randolph, Derek Enderlin, and Meg Terry

Commissioners Absent

None

Staff Present

Development Planner Austin Rutherford, Director of Communications and Neighborhood Outreach Beth Brotherton, captioner vitac, Closed Captioner, Interim City Engineer Clint Link, Planning Administrator Courtney Powell, Senior Landscape Architect Edward Kinney, Executive Assistant to the Mayor Elizabeth Lapidus, Greenville Convention Center, Development Planner Harold Evangelista, Planning and Development Services Director Jonathan B. Graham, Senior Development Planner Kristopher Kurjiaka, Public Engagement Manager Leslie Fletcher, Assistant to the City Manager Michael Frixen, Technical Services Manager Mike Blizzard, City Attorney Mike Pitts, Strategic Communications Administrator MJ Simpson, Community Planner Monique Mattison, Community Development Manager Rebecca Edwards, Development Planner Ross Zelenske, Assistant City Manager Shannon Lavrin, and Planning Coordinator Sharon Key

Public Present

Aaron Peter, Anthony F. Gallo III, Ashana Taylor, Blaine Hart, Braden Heckman, Bruce Rabon, Bryan Brown, Bryan DeBruin, Call-in User\_10, Call-in User\_11, Call-in User\_12, Call-in User\_13, Call-in User\_5, Call-in User\_7, Call-in User\_9, Chris Rizzo, Chris Stover, Colin Davidson, David Stone, Deb, Debbie Wallace, Dorothy Dowe, Dylan Gehring, gary, Genna Contino, Geordan Terry, Ian Thomas, James Jordon, janis McNinch, Joe D'Angiolillo, Joe Kyle, Joseph Kass, K Powell, Linda Faust, Lynn Bell, lynn Solesbee, mal, Marian O'Neal, Mark Caligaris, Michael Redmon, Neel Yajnik, Nici Dipillo, Nick Rizzo, rob couch, rob Robinson, Robinson Villa, Rogan Martin, Russell Conner, s gates, S Limbaker, Sheila Dezen, Sherry Barrett, Stephanie Gates,

Sylvia Palmer, Tad Mallory, Tara Hile, Taylor Davis, Toni Pate, Ulysses S. G. Sweeney, IV, yvonne reeder

#### Call to Order

Chairwoman Meg Terry called the meeting to order at 4:04 PM. Chairwoman Terry provided normal beginning procedures for Commission meeting. She explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

#### Approval of Previous Meeting Minutes

Commissioner Jeff Randolph moved to approve minutes as proposed for the following meetings. Commissioner Trey Gardner seconded the motion, and the minutes were unanimously approved.

- April 13, 2021 PC Workshop
- April 15, 2021 Public Hearing

#### Call for Affidavits from Applicants

Staff reported that public notice affidavits were received for all presenting applications. FDP-21-216 and Z-6-2021 requested deferral, while Z-5-2021 had withdrawn.

#### Acceptance of Agenda

Commissioner Jeff Randolph motioned to approve the agenda as presented with the amendments to defer FDP-21-216 and Z-6-2021. Commissioner Mike Martinez seconded the motion. The motion passed unanimously.

#### Conflicts of Interest

- None

### **OLD BUSINESS**

#### **A. Z-13-2020**

Application by Saint Capital, LLC for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM# 007900-02-01900, 007900-02-02500, 007900-02-02600, 007900-02-02800, 007900-02-02700, 007900-02-02501, 007900-02-03500, 007900-02-03510, 007900-02-03509, 007900-02-03508, 007900-02-03507, 007900-02-03506, 007900-02-01100, 007900-02-01200, 007900-02-01300, 007900-02-01400)

#### Staff report presented by Planning and Development Services Director Jay Graham

- Planning and Development Services Director Jay Graham read through the staff report.

#### Applicant Presentation

- Richard Jackson and Bryan De Bruin appeared as the applicant. The applicants noted that they had worked with staff extensively on this project and that they are now at month 18.

#### Public comments

- Ian Thomas, 209 Perry Avenue, referred to a previous letter submitted and expressed his concerns how it meets the need of the character of the community. He noted that not enough information has been provided.

- Blaine Hart, 927 South Main Street Unit 207, expressed support for project and how it will help West End.
- Suzanne Woolf, 200 Perry Avenue, spoke in opposition of the project. She presented images illustrating the inappropriate scale of single-family homes next to townhouses and apartments. She appreciated the changes, but they were not enough.
- Cheryl Jenkins, 306-308-310 Perry Avenue, spoke about traffic and parking concerns. She presented an image showing light pollution from a commercial building beside a residential house and explains how this negatively impacts the neighborhood.
- Lois Ordway, 213 Perry Avenue, spoke about concerns for the tree canopy density and how the loss of the trees on the site will take years to make up. She urged the commission to follow the comprehensive plan and vote no.
- Robert Hendry, 305 Perry Avenue, voiced concern over the development's density and how it will fragment the character of the neighborhood. He noted that this will set a negative precedent.
- Deborah Powell, 706 Rhett Street, spoke about the lack of communication from the applicant. She noted that the design presented lacks design and imagination and fails to meet the standards of a Planned Development.

#### Commission Discussion

- Commissioner Diane Eldridge asked for clarification on the current density allowances as well as the tree/open space requirements.
  - Staff replied that the property would allow for up to 90 units by right under the current RM-2 and RDV zoning. Open space will be 200 square feet per unit.
- Commissioner Jeff Randolph noted the challenges of the site's configuration and the traffic count. He stated that the changes approved in the past are now having to be dealt with by the developers, staff, commission, and council. The development of the neighborhood left behind this space and the Ware Street road closure waived the ability for future connectivity.
- Commissioner Randolph asked the Commission about the compatibility of constructing three story townhouses.
- Commissioner Martinez discussed the visibility of the garages on second row of units off Perry Avenue.
- The Commission asked to see the images presented by the public again. The images were presented and briefly discussed.
- The Commission deliberated openly on the application.
- The Commission discussed the potential of a stub or connection from Ware to Academy.

**\*Motion: Commissioner Trey Gardner moved to approve Z-13-2020 with staff comments and conditions with an additional condition of a future stub out or connection from Ware Street to Academy Street or to 605 Academy Street should redevelopment of that property occur. Commissioner Diane Eldridge moved to approve with amendments. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0**

#### **B. Z-5-2021 *Application withdrawn***

Application by Reedy Property Group for a **REZONE** of 0.81 acre located at **9 TROTTER ST** from RM-1 to RM-2 (TM# 009500-10-01200, 009500-10-01300)

#### **C. Z-6-2021 *Application requested to be deferred to June 17, 2021 meeting***

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.21, 19-5.12, 19-6.1.11 of the City's Land Management Ordinance to create affordable and workforce housing incentives

## **NEW BUSINESS**

### **A. Z-9-2021**

Application by Michael Redmon for a **REZONE** of 5.1 acres located at **330 PELHAM RD** from RM-2 to OD (TM# 027900-02-00600, 027900-02-00611, 027900-02-00612, 027900-02-00613)

Staff report presented by Development Planner Ross Zelenske

- Development Planner Ross Zelenske gave an overview of project. Staff recommends approval.

Applicant Presentation

- Michael Redmon, 1300 Laurens Road, spoke as the applicant. He noted they are proposing an 8,000 square feet building. No changes to the site will be made, except on the existing pad site.

Public comments

- None

Commission Discussion

- None

**\*Motion: Commissioner Mike Martinez moved to approval with staff comments for Z-9-2021 to City Council. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 5-0 with Commissioner Trey Gardner leaving meeting and unavailable to vote.**

### **B. SD-21-318**

Application by Lynn Solesbee for a **SUBDIVISION** of 0.74 acre located at **ANDERSON ST AND CONWELL ST** from **2 LOTS to 12 LOTS** (TM# 008500-04-00300, 008500-04-00400)

Staff report presented by Senior Development Planner Kris Kurjiaka

- Senior Development Planner Kris Kurjiaka gave an overview of the application. He noted that staff recommends denial.

Commission Questions to Staff

- Commissioner Jeff Randolph asks about one-way entrance on Anderson.
  - Staff responded that SCDOT had restricted access to just one way and clarified that this would be considered a driveway, not a road.

Applicant Presentation

- Applicant, Lynn Solesbee, explained the purpose of the project and speaks about setback issue that causes denial recommendation. He presents slide renderings for consideration. He noted that the setback change was used to allow a two-story unit design instead of a



three story, which would be better for the neighborhood. He offered an alternative design to better comply with the setback requirements.

- The Commission asked if the applicant had considered putting two single family homes down the middle to have a property setback.

#### Public comments

- A person at the Greenville Convention Center had planned to speak in opposition but had to leave prior to the hearing.
- Neel Yajnik, 519 Anderson Street, voices support for project and states this will spur more development and it will be a good use for a currently vacant lot.

#### Commission Discussion

- The Commission asked for clarification on the setback compromise of 8 feet and alternative design.
  - Planning Director Jay Graham explained the single family attached draft standards.
- Commissioner Jeff Randolph asked about the time limit for resubmit if denied.
  - Staff confirmed that it would be a 12 month waiting period.

**\*Motion: Commissioner Jeff Randolph moved to approve SD-21-318 with staff comments and conditions and added the condition that the subdivision comply with an 8 foot side setback requirement. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 5-0.**

#### **C. Z-10-2021**

Application by NHE Inc. for a **REZONE** of 3.87 acres located at **1200 LAURENS RD** from R-6 and C-3 to PD (TM# 019800-04-03200, 019800-04-00200, 019800-04-00300)

#### Staff report presented by Development Planner Austin Rutherford

- Development Planner Austin Rutherford gave an overview of the application. Staff recommends approval with comments and conditions.

#### Commission Questions to Staff

- Commissioner Jeff Randolph asks if traffic study is required.
  - Clink Link responds it is not required but is preferred for zoning approval and the developer agreed to have one.
- Commissioner Randolph also asks what qualifies this as innovative land planning.
  - Austin Rutherford sites GVL2040 and mixed use corridor and Swamp Rabbit Trail master plan and being built as affordable residential while preserving several older trees on location.

#### Applicant Presentation

- Applicants Joseph Kass, James Jordan, Paul Mills, and Rob Couch provided a summary of their desire to create an affordable housing opportunity and further elaborated on the project for the Commission and responded to some of their initial comments regarding the playground, street trees.
- The applicants informed the Commission that they could not agree to the staff recommendation of affordability for 50 years. The applicants stated they could agree to 30 years.

- They also objected the staff recommendation of a five story, three story design. The applicants stated they had designed the building to have a significant setback.

#### Public comments

- Bruce Rabon spoke as the representative for the Church of God (property owner) and voiced support for the property. He said there has been interest in redevelopment of the property, but this was the best one yet. It provides much needed affordable housing.
- Sylvia Palmer, 5 Roosevelt Avenue, speaks in favor of this addition of workforce housing. She noted she was a long time resident and past neighborhood president. She stated that the neighborhood supports this addition.
- Mark Caligaris, 36 Ackley Road, spoke about some concerns he had with the project. Specifically issues with traffic, the design featuring only one entrance/exit, the need for an additional turn lane, lack of parking, and stormwater/flooding.
- Yvonne Reeder, who lives within 1000 feet of the subject property, spoke in favor of the application. The project would be a good addition to the neighborhood allowing an opportunity for young people to stay within the neighborhood.

#### Applicant Rebuttal

- Joseph Kass responded that additional letters of support were provided by email to staff who should have forwarded that information along. He noted that the team has been working to address many of the comments they have received from neighbors. They hope to provide affordable housing for many years.

#### Commission Discussion

- The Commission asked for clarification on the two-entrance requirement.
  - Staff noted that the fire department requires two entrances after 199 units.
- Commissioner Randolph stated he was having a hard time seeing how this project was innovative. He noted that there was a disconnect between the green space and the buildings because of the parking lot.
- Commissioner Eldridge discussed the need for a bus stop and asked about the current route and stop location. She inquired if there had been any discussions with Greenlink.
  - Staff responded that they had not discussed with Greenlink, but that could be a condition with the understanding that a bus stop would have to be approved by Greenlink.
- The Commission discussed the parking lot and making the play area at the rear have a more meaningful connection while preserving the trees.

**\*Motion: Commissioner Jeff Randolph moved to recommend Z-10-2021 for approval with staff comments and conditions with additional conditions (explore the feasibility of adding a bus stop at or near the site; work with Duke Energy and SCDOT regarding street tree plantings and add trees as feasible; remove the staff recommendation regarding 50 years at 80% AMI and replace it with 30 years at 60% AMI; removal of the staff recommended condition regarding building stories; require fencing (opaque at 6 feet) with landscaping along the residential property buffers; require the use of a Sutera or other inground dumpster in place of the above ground dumpster; amend the site plan to comply with the ADA parking standards; create a stub out for future connection to the property at 1206 Laurens Road to create cross connectivity; and amend the site plan to create a more meaningful connection through the parking lot between the buildings and green space) read by**

**Chair Meg Terry. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 5-0.**

**\*Motion: Commissioner Derek Enderlin moved to continue the public hearing to Wednesday June 9, 2021 at 4 PM. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 5-0.**

**D. Z-11-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 in order to limit orientation of outdoor dining and other outdoor activities adjacent to residential uses.

**E. Z-12-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 to prohibit commercial dumpsters between building and adjacent residential use.

**F. Z-13-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-1.11; 19-4.3; 19-6.4; 19-6.6; and 19-6.8.9 to provide maximum lighting levels at property lines; to require reduction of lighting levels after business hours; to require additional setbacks for drive-through menu boards adjacent to residential uses and to provide menu board illumination and speaker system standards.

**G. Z-14-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.14 in order to provide requirement for a notarized affidavit be received from the project architect or engineer to certify exterior of structures and site work comply with approved plans.

**H. Z-15-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3.3; 19-6.2.2; Table 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

**I. Z-16-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3; 19-5.1-1; 19-5.2; Table 19-5.1-1; Table 19-4.3-1; 19-6.8.9 in order to provide. a maximum building height and introduces a step-back provision for any nonresidential or multifamily or single-family attached structure adjacent to single-family uses or zoning districts (excluding C-4).

**J. Z-17-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-5.1 and Table 19-5.1-1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

**K. Z-18-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7; 19-6.8.9; and Table 19-4.1-2 in order to provide nonresidential and multifamily buffer zone standards for projects adjacent to single-family uses.

**L. Z-19-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Tables 2.60; 2.70; 2.80; 2.90; and 5.60 of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements.

**OTHER BUSINESS**

**A. Upcoming Dates**

- 12:00pm Tuesday, June 15- PC Workshop
- 4:00pm Thursday, June 17- Regular Meeting

**Adjourned at 8:09 PM**

## Ross Zelenske

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**From:** dot russell <da3russell@yahoo.com>  
**Sent:** Thursday, May 20, 2021 9:08 AM  
**To:** Christopher Rizzo; Ross Zelenske  
**Subject:** Anderson St /Conwell St Development  
**Attachments:** Letter of denial support template 1 2.docx; ATT00001.txt; Sterling Association letter.docx; ATT00002.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

> Good morning  
>  
> I hope this finds you well.  
> Sterling Neighborhood Association, met with Mr. Rizzo and made a decision. Habitat for Humanity of Greenville County also understands and supports our position.  
> We are open to more discussions and eager to assist Mr Rizzo with his plans.  
>  
> Attached are letters of our decision and partner support.  
>  
> Thank you  
>

19 May 2021

To Whom It May Concern:

Habitat for Humanity of Greenville County has been working within the City of Greenville for over 35 years to provide affordable homeownership opportunities to families with low income in our community. We have been engaged with the Sterling Neighborhood Association for nearly as long.

Habitat stands as a partner with the residents and members of the Sterling Neighborhood Association in asking that the Sterling Master Plan is a driver in any development decisions within the Sterling Neighborhood.

Sincerely,



Monroe Free  
President/ CEO

May 20, 2021



Greenville County Planning Commission  
301 University Ridge, STE 400  
Greenville, SC 29607

REF: Support for NHE's Housing Development Plan for Ackley Road and Laurens Road

Dear Planning Commission Members,

I am writing to express United Housing Connections' support for the proposed multi-family, affordable housing units to be constructed at the corner of Ackley Road and Lauren Road by NHE Inc. While we are proud of our city's growth and prosperity, we continue to see our affordable housing stock dwindle.

According to the Greenville Housing Fund's recent housing study:

- Between 2006 and 2017, Greenville's population increased by approximately 20%
- Overall supply of low and moderately priced family homes is decreasing
- Single-family housing costs are increasing multi-family demand
- Affordable multi-family production is inconsistent – demand significantly outweighs supply
- Significant demand for new affordable multi-family units, particularly for those under 35

As a leader in Permanent Supportive Housing in the Upstate that provides housing and support services for low-income families and individuals (50% AMI and below), United Housing Connections understands the importance of work force housing to fill the "missing middle" housing gap that places a burden on the availability of our low-income housing stock.

Finally, in the City's 2040 plan, the development of the Laurens Road area was made a priority. Producing affordable housing stock must be top-of-mind in this effort.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lorain Crowl".

Lorain Crowl, CEO  
United Housing Connections

## Ross Zelenske

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**From:** Lorain Crowl <lcrowl@uhcsc.org>  
**Sent:** Thursday, May 20, 2021 8:53 AM  
**To:** Ross Zelenske  
**Subject:** Support Letter for Ackley/Laurens Rd Multi-Family Project  
**Attachments:** Support Letter for Ackley Road and Laurens Road Development.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hello,  
Please see the support letter attached. I will attend today's meeting, but have a conflicting appointment at 5:15pm. I wanted to provide a letter of support, should I not be available during comments.  
Many thanks,  
Lorain Crowl

**Lorain Crowl, CFRE**  
*CEO/SC Upstate Continuum of Care Chair*

**United Housing Connections**  
135 Edinburgh Ct.  
Greenville, South Carolina 29607  
Main: 864.241.0462  
Direct: 864.908-3697  
Fax: 864.241.0464  
[lcrowl@uhcsc.org](mailto:lcrowl@uhcsc.org)



***Because Everyone Needs an Address***



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**2020-2021 Theme: *We The People...***

May 19, 2021

Jordon Development and NHE  
600 East North Street  
Greenville, SC 29601

Dear Mr. Jordon,

Thank you for attending the Nicholtown Neighborhood Association, Inc.'s Community meeting on April 22nd, and organizing and presenting at the special Laurens and Ackley Roads Project meeting on May 6, 2021. We appreciate your taking the time to inform us about your vision, and plans for this property located in our Nicholtown community. It is always refreshing to hear about ideas and proposals for the greater good of our citizens. As you could see by the many questions and comments made concerning your presentation that several members of our Executive Committee and community were very supportive and pleased with the potential concepts. You were able to provide us with core concepts that helped us understand your vision, but based on some of the questions raised, we will expect to be kept abreast of the details as the project progresses and is finalized.

We hope that the feedback we gave you concerning water run-off issues, ingress/egress, turning lane length from Laurens Road, the City's possible Ackley-Laurens intersection relocation, etc. will help in your decision-making process. However, your companies will need to decide what options are affordable and doable under the guidelines of the City of Greenville. After you have completed your traffic studies and when you are closer to a final decision in options, please schedule another meeting with us. The Association and residents of Nicholtown look forward to establishing a continuing working relationship with you and your companies as we work together to create better, and more affordable, housing opportunities for the residents of Nicholtown.

I apologize that I cannot attend the Planning Commission meeting, but if there is anything else we can do for you with regards to your proposed project, please do not hesitate to let me or any Association Officer know.

Sincerely,

*Alan Mitchell*

Alan Mitchell, President  
Nicholtown Neighborhood Association, Inc.









To our Prospective Neighbors,

NHE, Inc. and Jordan Construction Company, would like to share with you a presentation and invite your feedback on a proposed apartment development in your area. The proposed site consists of approximately 3.87 acres, located at the intersection of Laurens and Ackley Road.

Our development partners are proposing a 112-unit apartment building, made up of studio, one, two, and three bedrooms. The design will be an attractive mix of design aesthetics and offering spacious open floorplan layouts, exercise facilities and many great amenities. Included in the envelope with this letter is a color rendering of the proposed building and site plan.

As you know, housing costs in Greenville, SC have been rising quickly, and many of our residents are finding themselves priced out of the city they call home. We are pleased to present Ackley Road Apartments as an affordable option for upstate residents.

As a part of the application process, The City of Greenville encourages our development team to hold a Community Meeting. As a way of taking health precautions, our community meeting will be held virtually on Thursday, May 6<sup>th</sup> at 6:30 pm.

Zoom Virtual Meeting: Meeting ID: 949 0321 3542, Passcode: 923800  
Call in at 470-250-9358 or 470-381-2552

This virtual Community Meeting will offer an opportunity for nearby property owners and neighborhood organizations to learn about and discuss the proposed development. Area residents and representatives of area organizations who would like to participate in the Community Meeting are encouraged to email their personal email addresses to Joseph Kass [jkass@nhe-inc.com](mailto:jkass@nhe-inc.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact Joseph Kass at the email address or phone number below. We would also be more than happy to speak with you personally over the phone, one on one, at a time of your convenience.

We look forward to sharing this proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call Joseph Kass at 864-417-5013 or email Joseph Kass at [jkass@nhe-inc.com](mailto:jkass@nhe-inc.com).

Thank you,

Taylor Davis, President

## Notice of Nicholtown Neighborhood Meeting

Laurens Ackley Apartments LP  
325 Rocky Slope Road, Suite 301  
Greenville, SC 29607

To: Property owners within 500 feet of 1200, 1202 and 1204 Laurens Rd and 13 Ackley Rd  
Date mailed: 04/28/2021  
Subject: **Neighborhood Meeting for proposed rezoning at Laurens Rd and Ackley Road**

Dear Neighbor(s),

The City of Greenville requires developers and applicants to conduct neighborhood meetings for certain types of projects and requests before they are presented to the Planning Commission. You are receiving this letter because your property is located near the following pending application:

- "Ackley Road Apartments" - PD Planned Development application # Z-10-2021

The proposed site consists of approximately 3.87 acres, located at the intersection of Laurens and Ackley Road. Our development partners are proposing a 112-unit apartment building, made up of studio, one, two, and three bedrooms, as well as approximately 6,500 of commercial/retail space. The design will be an attractive mix of design aesthetics and offering spacious open floorplan layouts, exercise facilities and many great amenities. Included in the envelope with this letter is a color rendering of the proposed building and site plan.

The applicant will share additional information about this proposal during the neighborhood meeting. You are invited to attend and ask questions, share concerns, and provide input about the project at the meeting.

### **Neighborhood Meeting Information:**

- Time and date: Thursday May 6, 2021 at 6:30 pm
- Venue: Zoom Virtual Meeting: Meeting ID: 949 0321 3542, Passcode: 923800  
Call in at 470-250-9358 or 470-381-2552

<https://mcmillanpazdansmith.zoom.us/j/94903213542?pwd=REJyN0xkMzd6bHN0M0dZVTRPRzk5UT09&from=addon>

Please feel free to share this information with your neighbors, neighborhood association, council representative, landlord, etc. If you are unable to join us, but would like to learn more about the project, please contact Joseph Kass at 864-417-5013 AND [jkass@nhe-inc.com](mailto:jkass@nhe-inc.com).

You will receive a separate letter from the City of Greenville approximately two weeks before the Planning Commission public hearing at which this application will be considered. That letter will include instructions for viewing the application materials and submitting comments to the Commission members. If you have any questions about the Planning Commission, please call the Planning Office at (864) 467-4476.

Thanks, and we look forward to seeing you at the meeting.

Sincerely,

Joseph Kass, Development Manager









mark caligaris &lt;mcaligaris123@gmail.com&gt;

**RE: Community Meeting on 112 Unit Apartment building at Laurens/Ackley Roads**

Mon, May 3, 2021 at 10:01 AM

mark caligaris <mcaligaris123@gmail.com>  
To: jkass@nhe-inc.com

Dear Mr. Kass,

My wife and I received your letter with a photo of the proposed 112 unit apartment complex on Ackley Road. Thank you for the head's. In looking at the general plans I am very concerned.

Here are some of my concerns:

**Traffic Issues:**

1. A single access point for the development on Ackley Road will cause traffic issues for your residents and for others who use Ackley Road.
2. Your complex would do fine on a 6 lane road like Pleasantburg, but not a 2 lane road
3. The left hand turn lane off Lauren's road onto Ackley road needs to be expanded to accommodate at least six cars
4. Ackley Road needs to be widened in front of your complex to allow for four lanes on Ackley Road in front of your complex, two lanes to accommodate turns into and out of your complex and left and right turns onto Laurens Road.
5. The police and fire department use Ackley Road as a fast way to reach the back end of Nicholtown. They barrel down the road. The additional traffic you will cause a safety issue to the police and current residents.
6. The complex needs 2 points of entry and exit

**Disturbing the neighborhood appeal of Nicholtown:**

1. Your building's inner city urban design does <sup>not</sup> blend well with the neighborhood feel of the Nicholtown area.
2. At 4 floors, your complex towers over the neighborhood houses, most of which are one story and the businesses on Laurens Road which are 2 stories maximum.
3. Your design has trees on road frontage on Laurens Road but does not have any trees on Ackley Road, which just hardens the buildings look
4. Without a fence surrounding the property, residents and children will be cutting through people's yards for shortcuts to the streets and businesses a couple streets behind your complex

**Parking issues:**

1. I counted 138 parking spots. With 6500 feet of commercial space, your retailers will need at least 25 spots for the retail workers and their customers and you will need at least 5 if not more handicapped spots. That leaves 108 spots for 112 apartments. I would think you would need at least 2 spots for each apartment as couples would most likely have 2 cars. If you try to make "small" parking spots you will cause problems for your residents who will have accidents and have car dings from other people's doors.

**Safety issues:**

1. I did not see any street lights in the parking lot to protect your residents at night or early morning. All the more reason for a fence to prevent people from accessing your parking lot from neighboring properties

5/3/2021

Gmail - RE: Community Meeting on 112 Unit Apartment building at Laurens/Ackley Roads

2. With 112 apartments you will have probably 300 residents, there needs to be a bus stop in front of your complex on Laurens Road to pick up Children for School and for residents to use buses to get to their jobs
3. I did not see any retention basin or drainage for the property when it rains. I see underground detention but do not know what that is. My fear is that your complex will cause a drainage problem for the nicholtown community that borders Lauren's Road.

I will not be able to attend the community meeting at 6:30pm on Thursday May 6th. **Could you please forward the proposal and any materials you will be sharing at the meeting?**

My hope is that your company can address these concerns before you present to the Planning commission.

Thank you for listening to my concerns.

Mark Caligaris

## Ross Zelenske

---

**From:** Courtney Powell  
**Sent:** Monday, May 3, 2021 10:51 AM  
**To:** Ross Zelenske  
**Subject:** FW: Concerns with 112 Unit Apartment Development Project at the corner of Laurens and Ackley Road  
**Attachments:** Proposed Apartment Complex for the intersection of Ackley and Lauren Roads.pdf; My concerns with the development proposal for the corner of Ackley Road and Laurens Road.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



**Courtney D. Powell, AICP**

Planning Administrator | Planning & Development  
[cdpowell@greenvillesc.gov](mailto:cdpowell@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov) | [www.gvl2040.com](http://www.gvl2040.com)  
Phone: 864-467-4482 | Fax: 864-467-4510

---

**From:** mark caligaris <mcaligaris123@gmail.com>  
**Sent:** Monday, May 3, 2021 10:45 AM  
**To:** Planning <planning@greenvillesc.gov>  
**Cc:** Beverly Caligaris <beverly.caligaris@gmail.com>  
**Subject:** Concerns with 112 Unit Apartment Development Project at the corner of Laurens and Ackley Road

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Dear Planning Commission,

I am very concerned about the proposed 112 unit four story "affordable" housing units being planned on the corner of Ackley Road and Laurens Road.

Attached is a copy of the letter we received from the developer on Saturday May 1st and an email with my concerns which I sent to the developer this morning.

I am very much an advocate of affordable housing but the scale and design of the building does not fit for the community "neighborhood" feel in our area.

Please have someone contact me about this and let me know when the planning commission meeting is for reviewing their proposal.

Please help maintain the integrity of our neighborhood.



Mark Caligaris  
Resident of 36 Ackley Road  
Work phone: 864 467 3447  
Cell Phone: 267 994-1211

## Ross Zelenske

---

**From:** Susan McLarty <smclarty@gvlhomes4all.org>  
**Sent:** Tuesday, May 18, 2021 9:40 AM  
**To:** Ross Zelenske  
**Cc:** Gail Peay; Alexandra Harris; Mary Kay Campbell; Turner, Scott  
**Subject:** HOUSING AFFORDABLE ROAD ACKLEY  
**Attachments:** 2021-05-06\_Neighborhood Meeting.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

To the members of the City of Greenville Planning Commission,

Thank you for your service as volunteers and residents in the City of Greenville. I am writing to share my support of the project submitted by Taylor Davis of NHE, Inc. for units that will serve individuals or families at 60% of the area median income (AMI). While the focus of the Greenville Homeless Alliance is at 30% and below of AMI, we want to highlight the importance of a full housing continuum for a vibrant community. This chart from our [2019 Report on Homelessness in Greenville County](#) is an educational tool to illustrate the importance of housing at each income level and where the extreme deficit exists which is contributing to homelessness. This project will help take pressure off of the units affordable to people below 60% AMI as well as ensure workers, as outlined by NHE, Inc. in the attachment, have access to quality housing at no more than 30% of their gross income near their jobs. Majority of people employed in the nonprofit sector also are in this wage range, as I would be, if I was not in a two person income household. Thank you for your consideration of support for this project and again thank you for your service to the residents in the City of Greenville. I have copied the Co-Chairs of the Advocate Working Group as they represent a safe, affordable housing provider and a provider of emergency plus transitional housing with wrap around support services for families experiencing homelessness. I have also copied our Steering Committee liaison who represents the mental health sector. Finally, I am copying our Greenville County School representative, Deputy Director Dr. Scott Turner, on the Steering Committee as this project will ensure teachers and administrative staff can live within the City of Greenville.

## Options for Maintaining Housing Affordability

Income (for family of 4)	0-\$ 25,750	\$25,750 - 57,350	\$57,350 – 100,380	\$100,380 – 143,400	\$143,400 and up
Rent at 30% FMI	0-\$643	\$643 - 1433	\$1433 - 2509	\$2509 - 3585	\$3585 and up
Typical Occupations	Arts, Entertainment, Hotel, Food Service (minimum wage jobs)	Education, Law Enforcement, Social Services	Education, Health, Law Enforcement, Social Services	Professional, Scientific, Management	Professional, Scientific, Management
% of FMI Options for Maintaining Housing Affordability	<b>0-30% FMI Subsidized</b> Vouchers/HUD/ Housing Authority • Federal Government pays subsidy • Renter pays 30% of income to property owner	<b>30-80% FMI Affordable</b> Tax Credit Deals @ 4% & 9% • Lowers rent overall • Renter pays 30% to property owner • No housing subsidy paid to property owner	<b>80-140% FMI Workforce</b> Most difficult to build because no incentives to help fund construction and operation. Numbers can work for builder when approximately 20% is workforce and 80% is upscale	<b>140-200% FMI Upscale</b>	<b>&gt; 200% FMI Luxury</b> Majority of new construction in Greenville.

Majority of City and County 12,000 home deficit in this income level

50% or less FMI \$25,750 = Housing Authority Voucher

Data sources include [Balancing Prosperity and Housing Affordability Report](#), [City of Greenville](#), [Affordable Housing Study](#), [Greenville County](#), and [HUD](#)

15

Best,

Susan

Susan McLarty

Greenville Homeless Alliance Coordinator

office: 864.568.5791

email: [smclarty@gvlhomes4all.org](mailto:smclarty@gvlhomes4all.org)

website: [www.gvlhomes4all.org](http://www.gvlhomes4all.org)



**NEIGHBORHOOD MEETING**  
**MAY 6, 2021**

**ACKLEY ROAD AFFORDABLE HOUSING**

NHE, INC.  
JORDON DEVELOPMENT COMPANY  
SCG DEVELOPMENT  
MCMILLAN PAZDAN SMITH ARCHITECTURE  
SITE DESIGN, INC.

# PARKSIDE AT VERDAE GREENVILLE, SC

- 56 UNITS, 9% LIHTC TRANSACTION
- COMPLETED IN 2012





## 500 NORTHSIDE STATION SPARTANBURG, SC

- 90 UNIT, TAX EXEMPT BOND TRANSACTION
- STARTED CONSTRUCTION IN JUNE 2020
- COMPLETION: JULY 2021
- DESIGNED AND DEVELOPED WITH INPUT FROM NORTHSIDE COMMUNITY AND CITY OF SPARTANBURG DESIGN REVIEW BOARD





**PARKSIDE AT MAIN  
SIMPSONVILLE, SC**

- 42 UNITS, 9% LIHTC TRANSACTION
- COMPLETED IN MARCH 2020





INCOME LIMITS & PROPOSED RENTS

Job Postings as of 5/6	
City Bus Driver	\$32,000 - \$46,000
City Parks and Rec Maintenance Worker	\$29,000 - \$41,000
City Public Works – Multiple Listings	\$32,000 - \$50,000
City Police Office	\$43,750 - \$47,000
City Firefighter	\$38,000 - \$44,000
GCSD Teacher	\$41,000 - \$47,800

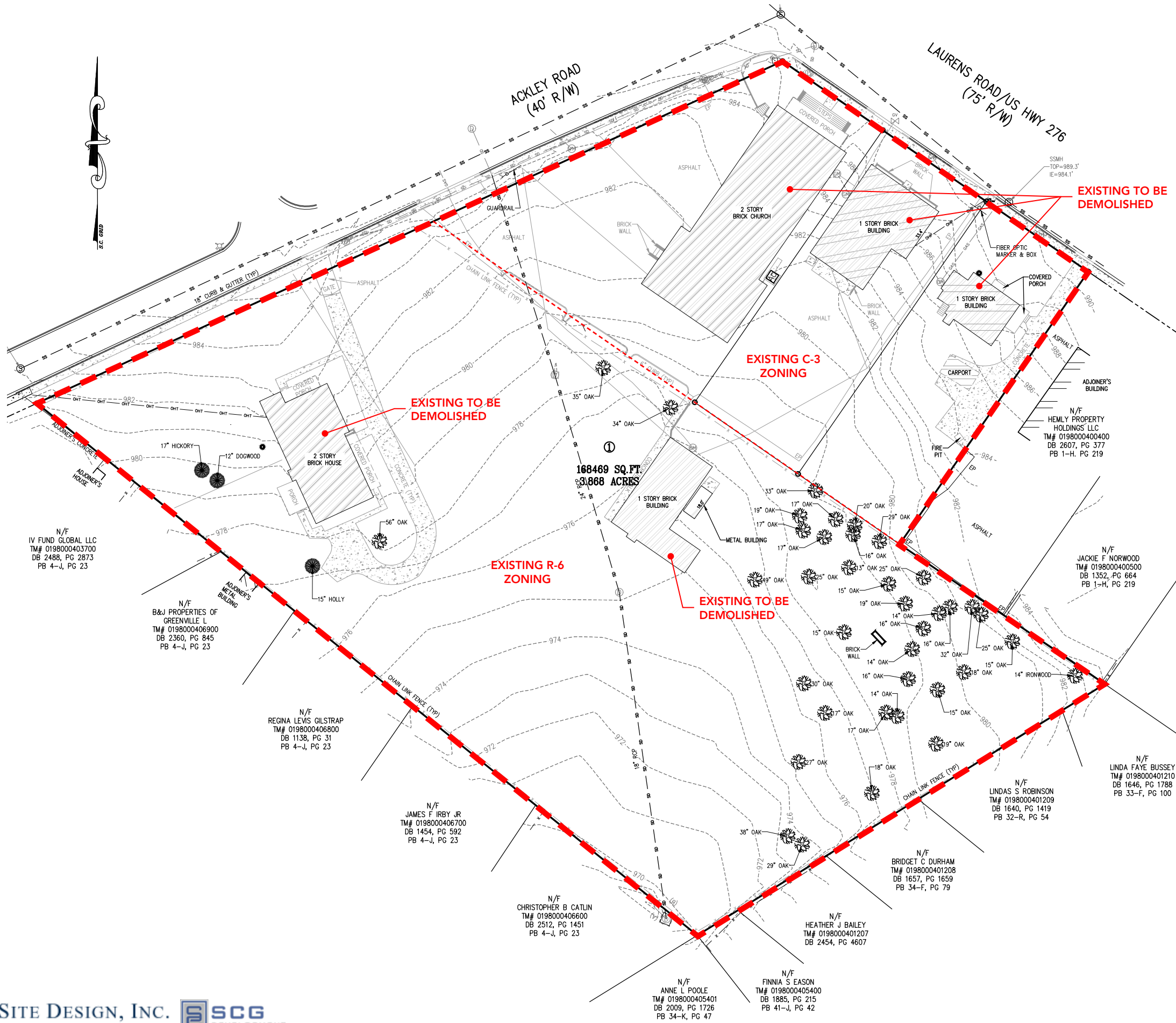
60% AMI (Area Median Income)					
1 Person HH	2 Person HH	3 Person HH	4 Person HH	5 Person HH	6 Person HH
\$32,460	\$37,080	\$41,700	\$46,320	\$50,040	\$53,760

Unit Type	Monthly Rent
Studio	\$730
1 Bed/1 Bath	\$778
2 Bed/2 Bath	\$931
3 Bed/2 Bath	\$1,070

Tenant Pays Electricity; Owner Pays Water, Sewer, Trash and Pest Control

\*Rents and Income Limits Subject to Change









LEGEND:

NO.	LABEL
1	BLDG A: 4-STORY APT. BUILDING WITH GROUND LEVEL RETAIL AND AMENITIES
2	OPEN SPACE - PLAZA
3	BLDG B: 4-STORY APT. BUILDING WITH GROUND LEVEL AMENITIES
4	OPEN SPACE - GREEN SPACE WITH EXISTING TREES TO REMAIN
5	GAZEBO / PICNIC SHELTER
6	15' LANDSCAPE BUFFER AND FENCE
7	TRASH DUMPSTER ENCLOSURE

UNIT MATRIX:

E - STUDIO:	22 (20%)
A - 1 BEDROOM:	52 (46%)
B - 2 BEDROOM:	10 (9%)
C - 3 BEDROOM:	28 (25%)

TOTAL 112 UNITS

BUILDING AREAS (APPROX.):

BUILDING A	
COMMERCIAL	6,500 SF
AMENITY	4,000 SF
RESIDENTIAL	63,500 SF
TOTAL	74,000 SF

BUILDING B	
AMENITY	1,000 SF
RESIDENTIAL	61,000 SF
TOTAL	62,000 SF

TOTAL 136,000 SF

PARKING TABULATION:

LIHTC REQ'D:	
1/UNIT (E & A)	74
1.5/UNIT (B)	15
2.0/UNIT (C)	56
TOTAL	145

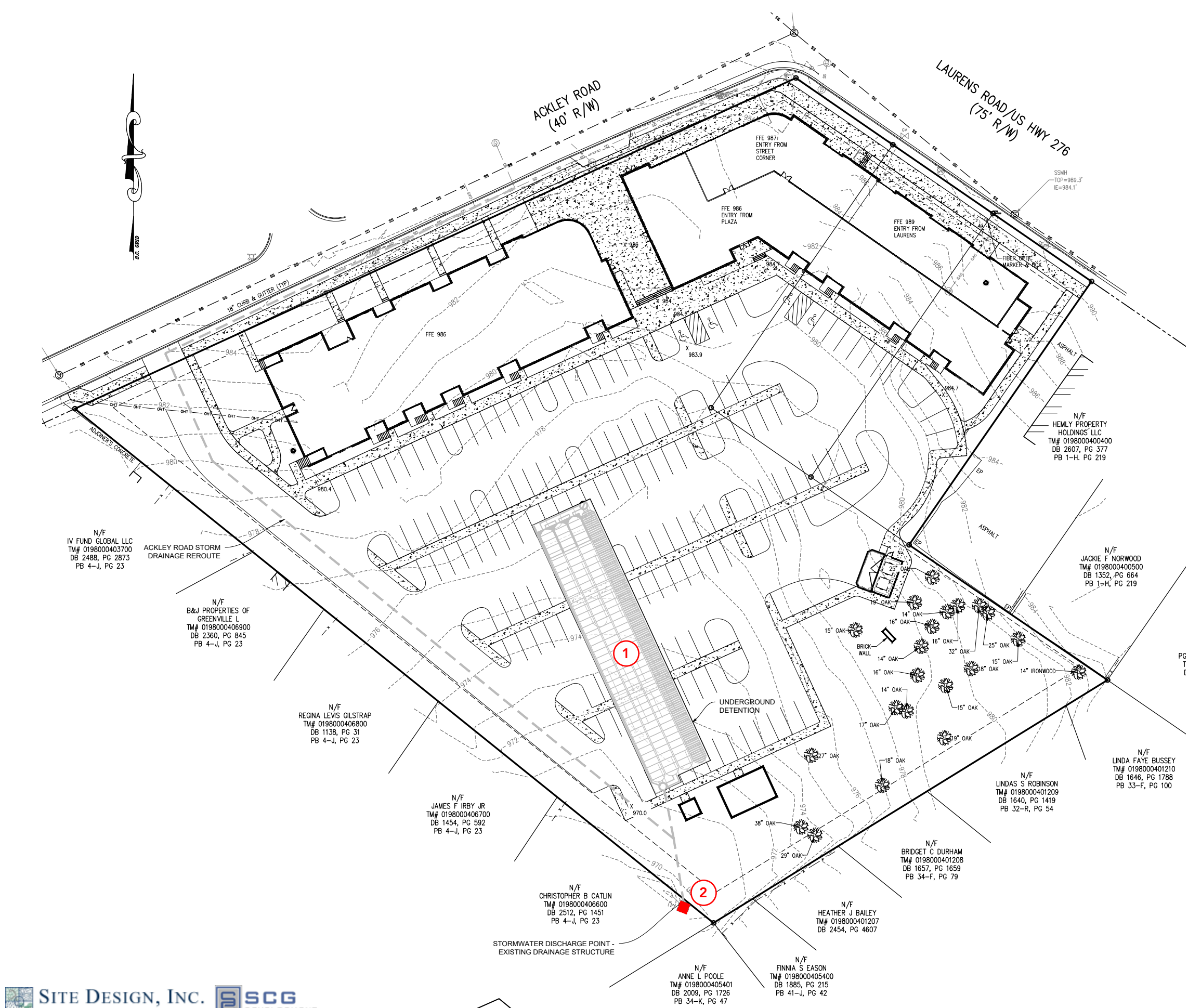
BASE ZONING REQ'D:	
APT (1.5/UNIT)	170
COMMUNITY (1/500 SF)	13
TOTAL	183

PROVIDED:	
APT (1.3/UNIT)	145
COMMUNITY (1/500 SF)	13
TOTAL PROVIDED:	158



LEGEND:

NO.	LABEL
1	UNDERGROUND STORMWATER DETENTION
2	TIE-IN TO EXISTING STORMWATER SYSTEM







CORNER OF LAURENS AND ACKLEY



MATERIAL PALETTE & COLOR STUDY





PUBLIC PLAZA AND AMENITY SPACE



LAURENS ROAD RETAIL STREETSCAPE





VIEW FROM PARKING LOT



PLAZA VIEWED FROM PARKING LOT





ACKLEY ROAD AND NEIGHBORHOOD CONTEXT





ACKLEY ROAD STREETSCAPE





## **NEXT STEPS:**

- **PLANNING COMMISSION PUBLIC HEARING  
MAY 20, 2021**
- **GROUND BREAKING  
1ST/2ND QUARTER 2022**

## **THANK YOU,**

NHE, INC.

JORDON DEVELOPMENT COMPANY

SCG DEVELOPMENT

MCMILLAN PAZDAN SMITH ARCHITECTURE

SITE DESIGN, INC.



# Land Management Ordinance Text Amendments

## Outdoor Dining and Activities

Project Engagement

VIEWS

51

PARTICIPANTS

16

RESPONSES

0

COMMENTS

22

## Please share your questions or comments on this proposal.

---

I believe that these changes will be a positive for the remaining SFD properties. We must be bold in addressing the GVL2040 goals.

3 days ago

Thank you for the proposed revisions, but I still don't see a definition of "shield" or how this will be measured or determined by applicants, City staff, or owners/occupiers of neighboring residences. This term should be quantified or replaced with a measurable standard.

3 days ago

I think this change is a great idea - no one wants to live next to a restaurant's patio seating area.

8 days ago

Definition of "abut" is much too broad--it is unreasonable to include properties across streets, for instance. (see also comments on Z-17-2021)

17 days ago

The word "shield" (with regard to noise and light) is imprecise and offers no guidance to either residences or businesses--there should be a specific and measurable definition. Without such clarity, how will compliance be measured?

17 days ago

The text amendment isn't specific to rooftop dining/event space. ParkView at Verdae, is a private event space at the edge of Legacy Square Phase 1, neighboring The Brownstone residences. The open balcony faces Legacy Park but is also adjacent to the first brownstone unit. In a future development scenario, how would this text amendment affect rooftop dining/event space that is adjacent to attached or detached residential uses?

The Hollingsworth Park community hosts an annual Oyster Roast in the parking lot behind Legacy Square Phase 1. Verdae anticipates similar entertainment/event activity behind future commercial building development in Legacy Square. Would the proposed amendment affect this type of function in a future development scenario? If yes, what would be the path and who would be the authority to secure special permission?

Other General Comments/Questions:

Where is the data to define/support what the City is specifically trying to solve/resolve? How can we measure the effectiveness of the proposed text amendments in relation to addressing the specific problems?

The term Residential-Use should address specific residential zoning districts. Zoning classifications that allow residential development (S-1, C-4, PD, and potentially other districts that allow residential as a mixed use) should have an opportunity for exception and/or defined path for variance.

The term abut does not address distance between mixed-use properties/projects or right-of-ways/easements separating properties.

The term Single-family needs to be clearly defined. Building codes may classify townhomes as either single-family attached or multifamily depending on design characteristics. We suggest that single-family attached townhomes be uniquely classified and regulated in the land management ordinance.

17 days ago

I agree with this revision.

19 days ago

I am in favor of the new proposal.

22 days ago

It is not clear in the proposed amendment that the abutment is to Single-family residential use. The proposed change says "residential". This may be clarified elsewhere.

24 days ago

This is not clear that the abutment is to "single" family as it states "Residential". Perhaps this is clarified somewhere else.

24 days ago

This seems reasonable but you should allow a restaurant development to use a 10ft tall buffer wall if this positioning requirement is inconvenient.

27 days ago

This is reasonable

27 days ago

Clarify that this proposal shall not prohibit patios or balconies from a multi-family project from facing a residential use; clarify that a residential use means a single-family home such that this would not be applicable to two multi-family projects next to each other

27 days ago

I believe outdoor dining and activities are very important to Greenville's current and desired atmosphere and allure. Our average annual temperature is 66 degrees and the city is named GREENVILLE. Outdoor activity should be encouraged in every way reasonably possible. I would not expect my community at large to be restrained at the request of the few. Just as anyone buying a home near an airport should understand there will be noise from jets I would expect anyone that has bought a home in or near downtown to expect noise, activity and urban sprawl. At the risk of seeming cold yet rational, if they did not expect these things that was a mistake on their part.

27 days ago

Change makes sense.

28 days ago

I think this change makes sense.

28 days ago

Fantastic and should be incorporated into new LMO. Seems like a no brainer as we create more nodes within the city.

29 days ago

Shannon

29 days ago

test2

29 days ago

test

29 days ago

tesrt

29 days ago

Test

29 days ago

---

# Commercial Trash Collection

## Project Engagement

VIEWS

23

PARTICIPANTS

13

RESPONSES

0

COMMENTS

13

## Please share your questions or comments on this proposal.

---

I think this is an excellent idea. As a matter of fact, it would be a good idea that people living in single family homes should also have to provide shrubbery or screening to hide their trash bins.

8 days ago

Please include that commercial building should be prohibited from using public streets for trash/recycling use. Example: the green apartments- use of roll-away dumpsters on Perry Ave.

17 days ago

This could conceivably chill development of affordable housing if, for instance, the site cannot accommodate a 15' minimum but could otherwise use appropriate screening, landscaping, etc. This requirement is overly rigid.

17 days ago

The proposed text amendment appears to contradict with H-2 prohibiting above-ground refuse containers between buildings and residential uses, yet H-2a allows such containers with a minimum setback.

H-2a states that no above ground refuse container shall be located less than (15) feet from the property line of any abutting property improved with residential use. Current Property Example: The enclosed dumpster for Legacy Square Phase 1 would not meet the 15' setback requirement, even though the adjacent residential use to the enclosure is a standalone garage.

Buffer requirements should be applied based on the adjacent zoning district as opposed to the use of the property.

17 days ago

In the case of existing buildings, constricted sites, and adaptive reuse projects, flexibility is necessary. Compromise: screening, etc. as appropriate and feasible to be provided.

20 days ago



I am in favor of the proposed change.

22 days ago

Is the term "residential" for "single-family residential"? I am sorry to repeat the comment but it is not clear in the snippet of language that this is the intention.

24 days ago

The 15 feet might create a hardship. If it is screened and kept clean that should be enough.

27 days ago

Clarify that this does not apply to two multi-family units next to each other -- term "residential use" is overly broad/vague/ambiguous and needs to be tightened. Consider shortening 15 feet distance to 10 feet and providing for shorter distance via a variance request to Planning Commission and/or Board of Zoning Appeals.

27 days ago

This is just micromanagement. It's really not necessary to regulate this.

28 days ago

Change is good.

28 days ago

Excellent change.

28 days ago

test

29 days ago

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## Light Pollution

## Project Engagement

VIEWS

17

PARTICIPANTS

7

RESPONSES

0

COMMENTS

7

Please share your questions or comments on this proposal.

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Proposed changes need to include/address: parking deck light fixtures, parking lot/wall packs need "shields" to direct light away from residential properties.

#### **LIGHT SHIELDS EXPLAINED - OUTDOOR PARKING LOT LIGHT SHIELDING**

---



17 days ago

Legacy Square orients exterior building lighting and signage away from adjoining residential. Because required parking lot lighting is defined by the City and is typically the main source of concern/complaint from residents in Legacy Square, does the proposed amendment affect or help regulate the lumen level for street/parking lot lighting?

17 days ago

I am in favor of the proposed change.

22 days ago

I do not know from the perspective of safety if the proposed foot-candles provides adequate police patrol after hours or guest access to parking on the perimeter. Would it be feasible to have the lights shielded in such a way to prohibit more than .3FC leaving the site? Much like the sea turtle protection ordinances to eliminate off-site lighting....

24 days ago

Is .3 foot candles achievable?

27 days ago

No brainer. Do it. Thank you.

27 days ago

Let the business owners do what they want. I live right across the road from a railroad track, and I can tell you, it really is possible to tune these things out. I highly doubt these speaker systems are having much of a negative effect.

28 days ago

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## Field Changes to Construction

### Project Engagement

VIEWS

25

PARTICIPANTS

13

RESPONSES

0

COMMENTS

13



## Please share your questions or comments on this proposal.

---

Site plans include landscaping drawings for neighborhood developments. When the owner lists a specific species of tree at a specific location one would be led to believe that substantial compliance would require the specific species of tree and not a given tree from a list of city approved tree species. Additionally a site development plan requires a lighting plan as part of approval. When the owner installs street lights one would be led to believe that substantial compliance would require lights to be placed exactly as depicted. In the event that the owner in either of these situations submits a notarized affidavit what consequence apply or recourse is available to those affected? Is there a process for accepting the affidavit? What prevents a developer who is used to making these deviations today from continuing and just submitting a false affidavit?

9 days ago

Construction traffic and construction traffic mitigation plans need to be made public and part of permit approval. The traffic plan should be shared at neighborhood association meetings.

17 days ago

This imposes unreasonable cost burdens and will deter contractors from building in Greenville, especially affordable housing which already had financing challenges. Onerous and unnecessary.

17 days ago

The Owner and/or GC should be the party to sign the affidavit. The current proposed text amendment only requires the GC to sign. We also suggest that a process for final inspection by DRB or Planning Commission be incorporated into the zoning application process so that the procedures are more clearly defined and equally applied.

17 days ago

I am in favor of the proposed change.

22 days ago

That makes sense as written.

24 days ago

Seems unnecessary. Isn't this what our inspectors supposed to do?

27 days ago

Typically in the industry certificates of substantial completion are used as opposed to notarized affidavits. Suggest eliminating notarized requirement.

27 days ago

The hand of government gets ever larger. Where does this lead? How much more expensive will doing business in Greenville get?

27 days ago

Not necessary; please end the nanny state

28 days ago

Ensuring that field amendments comply with approved building plans is a very significant positive change as a homeowner in the city.

28 days ago

I struggle with the term substantial in this proposal. If someone is signing off on a project, it either complies with regulations or it doesn't. Substantial does not mean that it is complete, it's connotation is that it is largely done.

Unacceptable.

29 days ago

I think this is fantastic idea! How would "substantially comply" be defined?

29 days ago

---

# Lot Coverage Allowances for Non-Residential Property

## Project Engagement

VIEWS

22

PARTICIPANTS

9

RESPONSES

0

COMMENTS

9

## Please share your questions or comments on this proposal.

---

19-5-1 Table of dimensional standards note 15. I believe the amount of impervious surface is an arbitrary measurement of impact on an adjacent residential use. The impact of a project on adjacent single family is already addressed if all buffers, screening, setbacks, stormwater management, etc. requirements are met. The impact of this standard on redevelopment of largely 100% impervious properties, properties that are largely surrounded by OD/S/C properties with sliver touching single family, etc. are significant. I spent a few minutes on GIS and found a site that is almost entirely impervious now that could be redeveloped at North Main/Stone that is a perfect illustration that impervious ratios can have an unintended negative impact on development/redevelopment. The redevelopment of the property on the following page would reduce impervious to meet all requirements

but could easily exceed 75% impervious. The Pettigru district is also largely OD with mixture of residential uses that could be negatively impacted.





As noted previously, I strongly disagree with the proposed definition of "abut." The LMO should NOT define it to include rights of way, easements, alleys, and roads but should only apply to dwellings with shared (common) property lines.

17 days ago

The definition of abut, abuts, or abutting" should not include intervening roads, alleys, easements, right-of-ways, or common areas. This is not common, and any publicly deeded open space would already constitute an adequate buffer.

Similar to other text amendments, adjacency to single-family should be applied based on the zoning district as opposed to the use of the property.

75% seems unusually restrictive. An 80% lot coverage would be more reasonable/adequate.

17 days ago

This item is particularly difficult. I have been personally involved in renovating several small infill sites where the site was 100% impervious (building, parking) and parking was already a challenge. I have a few compromises in mind here, but ultimately, discretion on a case-by-case basis is very helpful.

20 days ago

I am in favor of the proposed change.

22 days ago

If the intention is to keep storm water from running off into single family properties, would it not make sense to limit the amount of run off if the developer could have a retention or detention pond? Detaining the first 1" of rainfall? At least an option in design. Or that the site be graded in such a way that the storm water is discharged away from the single family lots? It is not the impervious surface that is the total problem but the storm water management system of the City of Greenville contributes to the difficulty.

24 days ago

This seems reasonable. Water runoff is an issue. We should try and help this as much as we practically can.

27 days ago

Since this is apparently the only proposal here that has a legit reason for existing (i.e. it is an attempt to deal with environmental/drainage concerns rather than purely aesthetic ones), I'm fine with it. I have no problem with encouraging gravel lots in an attempt to deal with storm water.

28 days ago

---

# Height Transition for Multi-Family and Residential Buildings

## Project Engagement

VIEWS

19

PARTICIPANTS

9

RESPONSES

0

COMMENTS

9

## Please share your questions or comments on this proposal.

---

These need to apply across small residential streets as well to prevent multistory buildings right up against single family homes. How does this work for single family homes zoned RM-1?

7 days ago

I fully support this change. It's not only an eyesore to see a gigantic building next to a home, but it also negatively impacts the residents living next door to it.

7 days ago

This would impose another deterrent to the density needed to increase our affordable housing stock.

17 days ago

The height of buildings in Legacy Square are proportional to the acreage and distance to surrounding residential; however, none of the current structures would meet the proposed height requirement in the text amendment. We believe the distance from contiguous residential (including ROW) should be considered and height increases and/or non-stepbacks be an option for development. Height and setback requirements should be based on residential zoning districts rather than residential uses in other non-residential zoning districts.

Current Legacy Square Phase 1 Building Heights:

Holiday Dental: Top of main wall is 30', Peak height 38'

Verdae Y Buildings: Top of Truss 30', Top of Parapet 33'

Keith Building: Top of Parapet 52', Top of Tower 60'

Legacy Square Phase 3 Building Height: The Sumerel 48'

17 days ago

I am in favor of the proposed change.

22 days ago

Greenville needs a city-wide height restriction. Why pay \$1M for a downtown townhome only to look out on a nine-story apartment building which offers affordable housing? This was an incredible oversight in the approval of the hideous McLaren apartment property, in my opinion.

25 days ago

If you live in a house that abuts a commercially zoned property in the city, shouldn't you accept some level of risk? This ordinance pushing setbacks up to 45 feet would seem to greatly limit all commercial properties located adjacent to our neighborhoods. I fully support buffering the neighborhood but doing so should not render someone's commercial property undevelopable for its highest and best use for the broader community.

27 days ago

Currently there is no max building height. Leave it as it is. Let the city evolve naturally.

28 days ago

Commercial/multi-family buildings should have No views of private single family dwellings' yards or homes.

28 days ago

---

## Setback Requirements

### Project Engagement

VIEWS

28

PARTICIPANTS

10

RESPONSES

0

COMMENTS

10



## Please share your questions or comments on this proposal.

---

The set back also needs to apply to streets. Many residential homes in older neighborhoods share alleys and small one lane streets. The adjacent wording hear would allow large multifamily construction across these small alleys and one way streets.

7 days ago

The current code provides sufficient protection for residential dwellings; the proposed text would again deter density and thus prohibit the building of affordable housing.

17 days ago

Buffer yards should not be required where abutting an existing easement or public right-of-way. Additionally, buffer requirements should be applied based on the adjacent zoning district as opposed to the use of the property.

New multifamily and commercial development should not be penalized by residential uses that occur in non-residential zoning districts that are intended to have additional height and density.

17 days ago

Very similar to buffer widths in practice, flexibility for existing buildings and infrastructure within this setback is necessary.

20 days ago

I am in favor of the proposed change.

22 days ago

This proposal is unclear to me regarding "improved" single family and zoned for single family use. Perhaps this and the other proposals clarify whether then standards is development adjacent to "zoned" or "improved" properties.

24 days ago

I think this goes too far. I think we should focus on creating buffering options that don't increase setbacks. A setback is rendering specific areas unbuildable which takes development options off the table. We need increase developmental options and be specific about what type of buffers we want developers to use to keep neighborhoods protected. Increasing setbacks limit our commercially zoned spaces in ways that might be unhelpful to the broader community.

27 days ago

The proposed 25 setback seems to extensive. Recommend not changing or if setback requirement is increased, recommend a variance procedure be permitted to allow for less of a setback. A one size setback requirement does not fit all.

27 days ago

I really don't know where to start with setbacks. I have so many problems with them. Can you just read this: <https://www.strongtowns.org/journal/2017/10/23/the-problem-with-setbacks> and then stop requiring setbacks? Far more damage than they're worth.

28 days ago

Great idea! Will this apply to the Mosaic project?

29 days ago

---

## Landscape Buffer Requirements

## Project Engagement

VIEWS

20

PARTICIPANTS

10

RESPONSES

0

COMMENTS

11

## Please share your questions or comments on this proposal.

---

How do we define abut? A 3 story 55 unit multifamily complex is being proposed on Hampton Avenue right across a small alley from single family homes zoned RM-1. Does this apply in that case? I am for a large buffer zone but it should also apply across small residential streets like this.

7 days ago

I am a resident in 29601, Hampton Ave and I am 100% for the proposed change.

9 days ago

Current requirements give appropriate and sufficient protection to residential properties; this additional requirement would deter the density needed to increase our stock of affordable housing and other goals of GVL2040.

17 days ago

Height and spacing of plants within a buffer area are important. The distance between built structures and installed buffering has not been addressed in the amendment. Current Phases of Legacy Square supports adequate buffering; however, the final phase of Legacy Square (Phase 4) is a narrow property, and it will be difficult to maintain 10' on (3) sides of the site.

We believe buffer yards should not be required where abutting an existing easement or public right of way. Additionally, buffer requirements should be applied based on zoning district as opposed to use of the property.

17 days ago

Great addition to language here:

"The administrator may reduce the buffer depth on side and/or rear property lines to a minimum of ten (10) feet upon finding that provision of required buffering is overly constraining to accommodate reuse of an existing structure..."

Thanks for including! Would like to see this flexibility more broadly applied.

20 days ago

I am in favor of the proposed change.

22 days ago

Because I am not a landscape designer or horticulturalist, I cannot comment on the viability of the requirements. It seems that the immediate planting may bring a break between uses. However, at maturity, I am not sure that the 20' buffer yard is adequate to support healthy plants.

24 days ago



The current ordinance seems pretty well thought out. The larger the buffer yard, the less developable space you have to work with. I think increasing the wall height from 6-foot-high to 10 foot would achieve the same result (more neighborhood protection) and give the developer more room to work within their property.

27 days ago

I would not change the existing buffering requirement as existing buffering requirement. The proposed 10 percent of lot depth would create large than necessary buffers. If new buffering requirements imposed, needs to be a mechanism for common sense variances to such requirement.

27 days ago

Placing artificial barriers and buffers between zones really just hurts walkability.

28 days ago

Change is good.

28 days ago

---

## Alternative Equivalent Compliance

### Project Engagement

VIEWS

1

PARTICIPANTS

0

RESPONSES

0

COMMENTS

0

## Ross Zelenske

---

**From:** Shannon Lavrin  
**Sent:** Tuesday, May 18, 2021 2:03 PM  
**To:** Ross Zelenske  
**Cc:** Courtney Powell; Jonathan B. Graham; Kris Kurjiaka  
**Subject:** FW: Text Amendment Comments  
**Attachments:** Shannon TextAmendment.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ross, please see attached. This will be for the PC meeting – please share with the PC.

Thank you, Shannon

---

**From:** Lynn Solesbee <lynn@bluewatercivil.com>  
**Sent:** Tuesday, May 18, 2021 1:59 PM  
**To:** Shannon Lavrin <slavrin@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Kris Kurjiaka <kkurjiaka@greenvillesc.gov>  
**Subject:** Text Amendment Comments

**CAUTION:** This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Shannon:

Please see my comments on the text amendments and let me know if you have any questions. Thanks.

**Lynn A. Solesbee, P.E.**

Bluewater Civil Design, LLC - Partner  
718 Lowndes Hill Road Greenville, SC 29607  
Office Direct: 864-326-4207 - Cell: 864-735-5453  
Office: 864-326-4202 - Email: [lynn@bluewatercivil.com](mailto:lynn@bluewatercivil.com)  
Please visit our website at: [www.bluewatercivil.com](http://www.bluewatercivil.com)

*Please forgive any delays in responses during the COVID-19 Pandemic. Our firm is still operating, however, with limited person to person interactions as recommended by our local, state, and federal government. We will update you if there are any long term interruptions to service as a result of this pandemic or direction from governmental agencies. Thanks for your understanding.*

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Bluewater Civil Design, LLC has Professionals Licensed in SC, NC, GA, AL, TN, FL, KY, ID, MT, WA, LA, VA, KS, OK, MS, NV

May 18, 2021

TO:  
Shannon Lavrin  
Assistant City Manager  
206 S. Main Street  
10<sup>th</sup> Floor  
Greenville, SC 29601

RE:  
Text Amendments to LMO

Shannon:

Thank you for the City's openness to comments on the text amendments. I generally support the text amendments as written with the following exceptions.

19-1.11 Definitions. I strongly disagree that intervening roads, alleys, easements, common area, detention pond, utility lines, and similar should not count towards spatial buffers/screening. Whatever the intervening use is between properties is a spatial buffer and could be significantly larger than the required buffer.

19-5-1 Table of dimensional standards note 15. I believe the amount of impervious surface is an arbitrary measurement of impact on an adjacent residential use. The impact of a project on adjacent single family is already addressed if all buffers, screening, setbacks, stormwater management, etc. requirements are met. The impact of this standard on redevelopment of largely 100% impervious properties, properties that are largely surrounded by OD/S/C properties with sliver touching single family, etc. are significant. I spent a few minutes on GIS and found a site that is almost entirely impervious now that could be redeveloped at North Main/Stone that is a perfect illustration that impervious ratios can have an unintended negative impact on development/redevelopment. The redevelopment of the property on the following page would reduce impervious to meet all requirements but could easily exceed 75% impervious. The Pettigru district is also largely OD with mixture of residential uses that could be negatively impacted.

Please feel free to contact me at the office (864-326-4207), on my cell (864-735-5453) or email at [lynn@bluewatercivil.com](mailto:lynn@bluewatercivil.com) if you have any questions or would like to discuss this resubmittal.

Sincerely,  
BLUEWATER CIVIL DESIGN, LLC



Lynn A. Solesbee, P.E.  
Partner



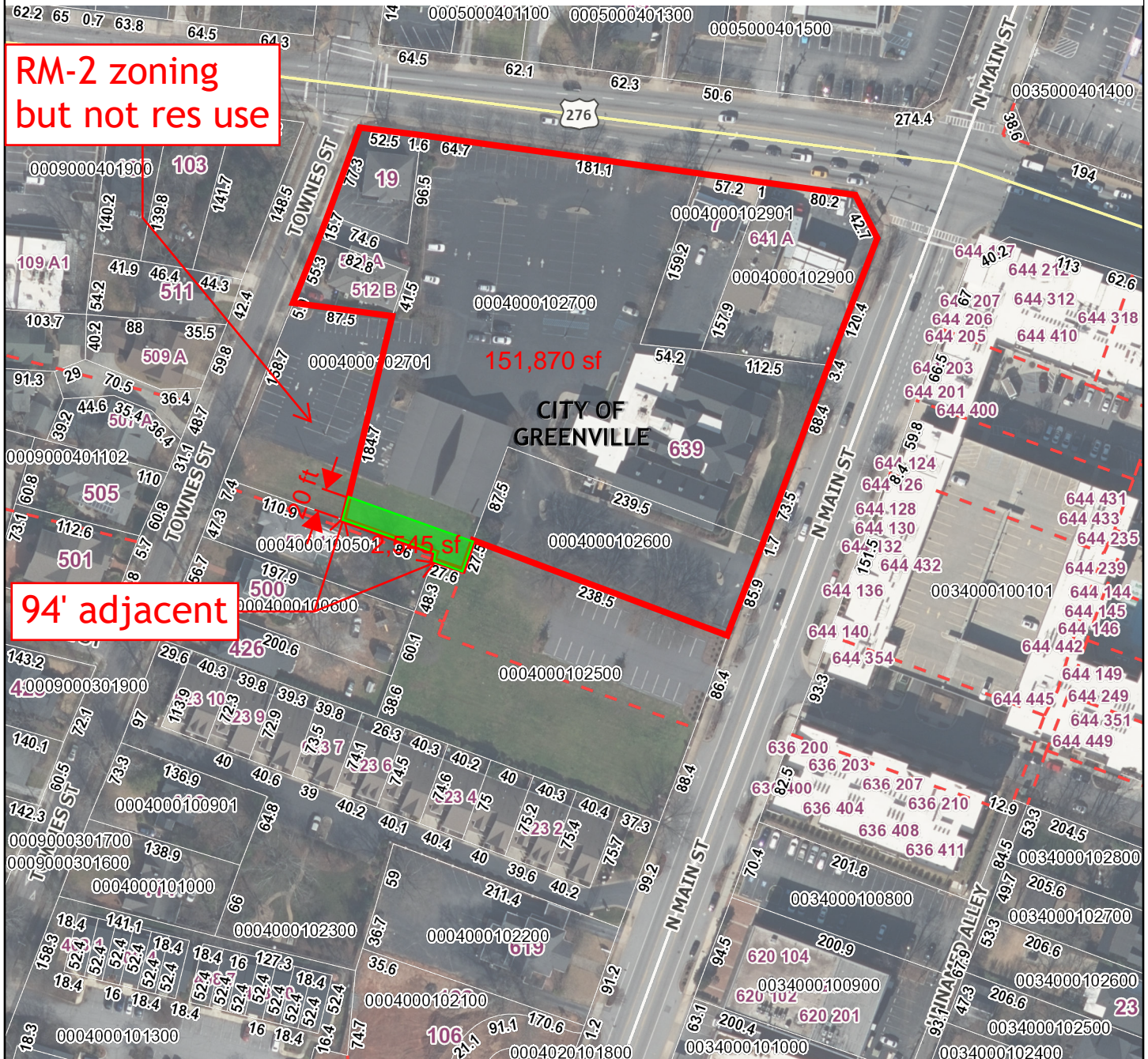
# Greenville County, SC

+/-3.49-acres

Arbitrarily 0.87-acres is restricted from development because 95' of boundary (20' buffer requires 2,545 sf/0.06-acres) is adjacent to residential use. There are too many variables on use, building height, parking (garage or not), etc. to do a full analysis the impervious surface rule impacts but as you can see it can be significant and probably is not the intention.

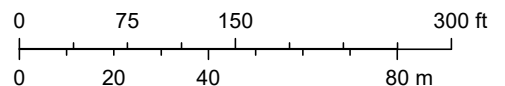
RM-2 zoning  
but not res use

94' adjacent



May 18, 2021

1:1,600



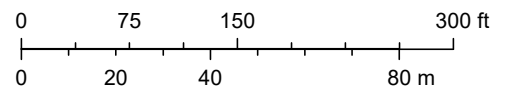
Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

# Greenville County, SC



May 18, 2021

1:1,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division



# Verdae Comments for the Proposed Text Amendments Z-11 through Z-18

## Legacy Square Case Study

The proposed text amendments could affect the buildout of Legacy Square, a +/- 13-acre central business district within Hollingsworth Park. This case study is being presented to City Staff and the Planning Commission to assist in communicating questions and concerns related to the future development of this neighborhood-scaled amenity.





## Legacy Square Case Study

The buildout of Legacy Square is happening in phases. Phase 1 and 5 are complete. Phases 2 and 3 are in process. Phase 4 has not started. Each phase has a unique layout, but all are surrounded by residential use—both single-family detached and townhomes.





## Legacy Square Case Study

The vision for Legacy Square has been communicated to potential residential buyers/owners since 2005. Construction of Legacy Square began in 2011 and has progressed as residential growth has happened. It's important to note that density is an important factor in supporting neighborhood-scaled retail.

Verdae has an established Memo of Understanding (MOU) with the City of Greenville that ensures quality development within the dedicated tax district (515)—also S-1 zoning.





## Legacy Square Case Study

The current buildout is less than 50% complete. If the S-1 zoning classification is included the proposed text amendments, we believe there could be negative impacts to the final buildout.

We submit the following comments and questions in hopes that additional consideration will be given to the proposed amendments as they relate to Legacy Square.

*Thank you,  
Verdae Development*



## General Comments/Questions

- Where is the data to define/support what the City is specifically trying to solve/resolve? How can we measure the effectiveness of the proposed text amendments in relation to addressing the specific problems?
- The term *Residential-Use* should address specific residential zoning districts. Zoning classifications that allow residential development (S-1, C-4, PD, and potentially other districts that allow residential as a mixed use) should have an opportunity for exception and/or defined path for variance.
- The term *abut* does not address distance between mixed-use properties/projects or right-of-ways/easements separating properties.
- The term *Single-Family* needs to be clearly defined. Building codes may classify townhomes as either single-family attached or multifamily depending on design characteristics. We suggest that single-family attached townhomes be uniquely classified and regulated in the land management ordinance.



## Proposed Z-11-2021: Outdoor Dining and Other Events

- The text amendment isn't specific to rooftop dining/event space. ParkView at Verdae is a private event space at the edge of Legacy Square Phase 1, neighboring The Brownstone residences. The open balcony faces Legacy Park but is also adjacent to the first brownstone unit. In a future development scenario, how would this text amendment affect rooftop dining/event space that is adjacent to attached or detached residential uses?
- The Hollingsworth Park community hosts an annual Oyster Roast in the parking lot behind Legacy Square Phase 1. Verdae anticipates similar entertainment/event activity behind future commercial building development in Legacy Square. Would the proposed amendment affect this type of function in a future development scenario? If yes, what would be the path and who would be the authority to secure special permission?



LEGACY SQUARE  
HOLLINGSWORTH PARK  
—VERDAE—



# Proposed Z-12-2021: Commercial Trash Collection

- The proposed text amendment appears to contradict with H-2 prohibiting above-ground refuse containers between buildings and residential uses, yet H-2a allows such containers with a minimum setback:
  - H-2: “.... shall not be permitted between a building and any abutting property improved with residential use...”
  - H-2a: “.... shall comply with setback requirements (15’ from property line)...”
- H-2a states that no above ground refuse container shall be located less than (15) feet from the property line of any abutting property improved with residential use.  
Current Property Example: The enclosed dumpster for Legacy Square Phase 1 would not meet the 15’ setback requirement, even though the adjacent residential use to the enclosure is a standalone garage. Does the proposed measurement include ROW and street/alleyways? The example shows a property line dimension of 19.2’ and a ROW dimension of 47.8’.





## Proposed Z-13-2021: Light Pollution

- Legacy Square orients exterior building lighting and signage away from adjoining residential as shown in the photo examples. Because required parking lot lighting is defined by the City and is typically the main source of concern/complaint from residents in Legacy Square, does the proposed amendment affect or help regulate the lumen level for street/parking lot lighting?



LEGACY SQUARE  
HOLLINGSWORTH PARK  
—VERDAE—

## Proposed Z-14-2021: Field Changes to Construction

- The Owner and/or GC should be the party to sign the affidavit. The current proposed text amendment only requires the GC to sign. We also suggest that a process for final inspection by DRB or Planning Commission be incorporated into the zoning application process so that the procedures are more clearly defined and equally applied.



## Proposed Z-15-2021: Landscape Buffer Requirements for Non-Residential and Multi-Family Properties

- Height and spacing of plants within a buffer area are important. The distance between built structures and installed buffering has not been addressed in the amendment. Current Phases of Legacy Square supports adequate buffering; however, the final phase of Legacy Square (Phase 4) is a narrow property, and it will be difficult to maintain 10' on (3) sides of the site.



Phase 4

Buried gas line prohibits tree planting here.



Phase 2 Side Buffering on Darden Way



Phase 1 Rear Buffering



Phase 3 Rear Buffering on Cheddington



- We believe buffer yards should not be required where abutting an existing easement or public right of way. Additionally, buffer requirements should be applied based on zoning district as opposed to use of the property.

LEGACY SQUARE  
HOLLINGSWORTH PARK  
—VERDAE—



## Proposed Z-16-2021: Height Transition for Multi-Family and Non-Residential Buildings

- The height of buildings in Legacy Square are proportional to the acreage and distance to surrounding residential; however, none of the current structures would meet the proposed height requirement in the text amendment. We believe the distance from contiguous residential (including ROW) should be considered and height increases and/or non-stepbacks be an option for development. Height and setback requirements should be based on residential zoning districts rather than residential uses in other non-residential zoning districts.

### Current Legacy Square Phase 1 Building Heights:

- Holiday Dental
  - Top of main wall is 30'
  - Peak height 38'
- Verdae Y Buildings
  - Top of Truss 30'
  - Top of Parapet 33'
- Keith Building
  - Top of Parapet 52'
  - Top of Tower 60'

### Legacy Square Phase 3 Building Height:

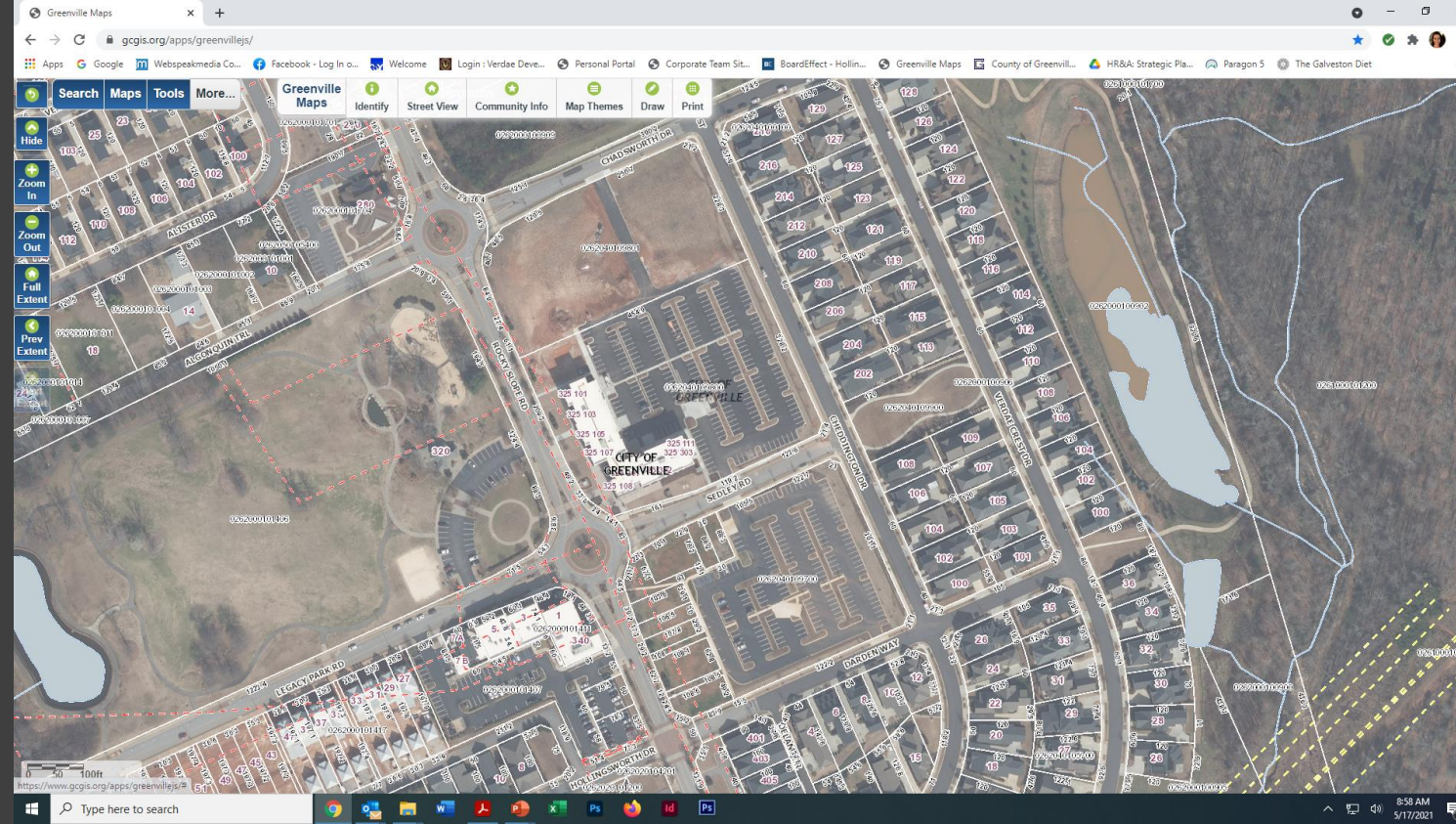
- The Sumerel 48'





# Proposed Z-17-2021: Lot Coverage Allowances for Non-Residential Properties

- The definition of abut, abuts, or abutting” should not include intervening roads, alleys, easements, right-of-ways, or common areas. This is not common, and any publicly deeded open space would already constitute an adequate buffer.
- Similar to other text amendments, adjacency to single-family should be applied based on the zoning district as opposed to the use of the property.
- 75% seems unusually restrictive. An 80% lot coverage would be more reasonable/adequate.





## Proposed Z-18-2021: Setback Requirements

- Buffer yards should not be required where abutting an existing easement or public right-of-way. Additionally, buffer requirements should be applied based on the adjacent zoning district as opposed to the use of the property.

New multifamily and commercial development should not be penalized by residential uses that occur in non-residential zoning districts that are intended to have additional height and density.



## Ross Zelenske

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**From:** Debbie Wallace <debbiew@verdae.com>  
**Sent:** Monday, May 17, 2021 3:19 PM  
**To:** Kris Kurjiaka; Courtney Powell; Jonathan B. Graham; Ross Zelenske  
**Cc:** Shannon Lavrin; J. Chris Stover  
**Subject:** Verdae Review/Comments Regarding Proposed Text Amendments  
**Attachments:** City of Greenville\_Verdae Comments for Proposed Text Amendments May 2021.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Everyone,

Thank you for the opportunity to provide comments and questions regarding the proposed text amendments. Please accept the attached case study document on Legacy Square that presents our thinking. We would like for the Planning Commission to receive a copy of this information prior to Thursday's hearing and we will also post our text comments through the public portal to ensure we have done our part to respond appropriately.

If you have any additional questions about this material, please feel free to reach out to us.

Thank you,  
Debbie

**Debbie Wallace**  
President  
Chief Operating Officer

Verdae Development, Inc.  
340 Rocky Slope Road, Suite 300  
Greenville, SC 29607

Direct: 864-626-3080  
Main: 864-329-9292

## Ross Zelenske

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**From:** Shannon Lavrin  
**Sent:** Thursday, June 3, 2021 11:40 AM  
**To:** Jonathan B. Graham; Courtney Powell; Ross Zelenske; Kris Kurjiaka  
**Subject:** FW: GVL2040 LMO Implementation - REVISED Text Amendments Now Posted

Please add this to our PC comments for next week.

Shannon

---

**From:** Yvonne Reeder <waitonme7@gmail.com>  
**Sent:** Thursday, June 3, 2021 8:56 AM  
**To:** Shannon Lavrin <slavrin@greenvillesc.gov>  
**Subject:** Re: GVL2040 LMO Implementation - REVISED Text Amendments Now Posted

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I agree with the changes and realize smaller lots will be difficult to build on and comply to some of the new requirements, thus I can see some pushback from a few developers. Yet as a protection to existing single family residents it is a much needed change!!! Thanks for sharing!!!

Sincerely,  
Yvonne S Reeder

On Wed, Jun 2, 2021 at 9:35 AM Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)> wrote:

Hi Everyone,

I wanted to thank you for your input on the proposed text amendments to the City's Land Management Ordinance and update you on the status of that effort. The Planning Commission held a special called workshop last week to review and discuss the proposed text amendments and requested some revisions before making a recommendation to City Council.

As a result, we have updated the webpage and reopened the public comment period to give everyone a chance to provide feedback on the revisions to the text amendments. To view the revisions, visit <http://www.greenvillesc.gov/1871/Land-Management-Ordinance-Text-Amendment>. The new deadline to submit comments/questions is Sunday, June 6 at 6 pm. Also, you can always email Courtney, Jay, or me directly (even if after the 6<sup>th</sup>), and we will make sure and pass along your comments to the Planning Commission. The Planning Commission will consider the revised text amendments at a special called meeting on Wednesday, June 9 at 4 p.m.



Please share this update with your friends and colleagues and encourage them to review the proposed changes and provide their input. We appreciate your continued support and assistance.

Best,



**Shannon Lavrin**

Assistant City Manager | City Manager's Office

[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)

Phone: 864-467-3816

---

**From:** Shannon Lavrin

**Sent:** Wednesday, May 5, 2021 6:06 PM

**To:** Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>

**Cc:** Jonathan B. Graham <[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>; Courtney Powell <[cdpowell@greenvillesc.gov](mailto:cdpowell@greenvillesc.gov)>; Leslie Fletcher <[lfletcher@greenvillesc.gov](mailto:lfletcher@greenvillesc.gov)>

**Subject:** RE: GVL2040 LMO Implementation - Text Amendments Now Posted

Good evening, GVL2040 Steering Committee:

While the City's Land Management Ordinance (LMO) must be updated in order to effectively implement the recommendations in GVL2040, City Council recognizes that a comprehensive revision to the LMO is a complex, involved process that can't be accomplished quickly. As a result, City Council recently directed staff to develop text amendments to the LMO that will help protect the character of existing neighborhoods from the impact of commercial and multi-family development in the near term. Staff's first charge was to address a series of specific development issues, including outdoor dining, commercial trash collection, light pollution, field changes, lot coverage allowances, height transitions, setback requirements and landscape buffers.

The proposed text amendments addressing those issues are now available for review and comment on the City's website at <https://www.greenvillesc.gov/LMO>. As you will see, in each case, the current ordinance and the proposed change(s) are provided side-by-side for easier comparison. The Planning Commission will consider the proposed text amendments at their meeting on May 20 and will make a recommendation to City Council.

We value your input and are interested in hearing your feedback on the proposed changes. Please visit the webpage when you have a chance and let us know what you think. You can submit your comments, as well as any questions you have about specific issues or changes, directly from the page.

Thanks so much for your ongoing support and assistance!



**Shannon Lavrin**

Assistant City Manager | City Manager's Office

[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)

Phone: 864-467-3816

---

**From:** Shannon Lavrin

**Sent:** Monday, April 26, 2021 11:38 AM

**To:** Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>

**Cc:** Jonathan B. Graham <[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>; Courtney Powell <[cdpowell@greenvillesc.gov](mailto:cdpowell@greenvillesc.gov)>

**Subject:** RE: GVL2040 LMO Implementation

Hi Everyone,

As you may have seen in the City Council meeting packet, City Council will consider a resolution this evening to direct staff to develop text amendments to the Land Management Ordinance that address design standards, dimensional standards, project requirements, and buffering requirements for non-residential uses and multi-family uses adjacent to detached single-family residential uses. There is a process for consideration of the text amendments, including Planning Commission review, but this is the first step from City Council to initiate the next steps.

Even if we haven't had a chance to connect yet, **it's not too late** to share any comments, concerns or suggestions you have for potential strategies to mitigate the impacts of commercial and multi-family projects on adjacent residential uses until the new Land Management Ordinance is written and adopted approximately a year and a half from now.

As a result, please feel free to contact me at [slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov) or 467-3816 at your convenience. I appreciate the feedback from those of you I've already spoken with and look forward to hearing from the rest of you!

Best, Shannon

---

**From:** Shannon Lavrin  
**Sent:** Monday, April 12, 2021 4:55 PM  
**To:** Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>  
**Cc:** Jonathan B. Graham <[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>; Courtney Powell <[cdpowell@greenvillesc.gov](mailto:cdpowell@greenvillesc.gov)>  
**Subject:** GVL2040 LMO Implementation

Good afternoon. On March 19, 2021 a Request for Proposals for a consulting partner to rewrite the City's Land Management Ordinance (LMO) to support the adopted GVL2040 priorities was released. Responses to the RFPs are due back to the City on April 20, 2021, with an anticipated start date in early June. We are excited to see implementation of the plan begin, and we thank each of you for your continued interest and partnership.

During the LMO rewrite process, City Council may consider various options that will help protect the City's neighborhoods and encourage growth toward node development during the rewrite process. While I have talked with several of you the past couple of weeks, I wanted to reach out to each of you to seek your input, comments, and suggestions during this time. If you have specific thoughts about the interim process prior to a revised LMO adoption, please contact me at [slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov) or (864) 467-3816.

Thank you, Shannon



**Shannon Lavrin, AICP**  
Assistant City Manager | City Manager's Office

[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)

Phone: 864-467-3816



## Ross Zelenske

---

**From:** Ian Thomas <ianthomassc@gmail.com>  
**Sent:** Thursday, May 20, 2021 9:10 AM  
**To:** Ross Zelenske  
**Cc:** Lillian B. Flemming; Dorothy Dowe; Russell Stall; Jonathan B. Graham; Shannon Lavrin; Rob Robinson  
**Subject:** 05/20/21 Planning Commission: Z-13-2020: letter of public comment- recommendation of denial to City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Mr. Zelenske,

Please provide the Planning Commission the following letter/comments regarding today's application, Z-13-2020: The Mosaic at the West End.

Dear Planning Commission members,

I will do my best to be brief to express my opinions and thoughts about this project, so thank you in advance for taking time to read this letter, the day of the meeting.

Upon review of the application presented by Saint Capital and in review of the staff comments I believe that insufficient data has been presented to the public and planning commission and if the applicant does not withdraw their application (again), I would request that your recommendation to city council is to deny the applicants request to rezone the proposed properties related to this project.

PD Rezone comments:

Applicant is requesting to rezone to a PD which is defined as - Encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals.

- I do not believe the applicant has exceeded any of these benchmarks. Instead the applicant is requesting for concessions on minimum requirements that need to be met while asking for increases in density. What is the applicant giving in return for taking?

Parking, unknown street info, incomplete tree survey/replanting plan, SF of active greenspace and storm water are all items that would require attention if rezoned as RM-2 & RDV, so I don't see any features in this project that go beyond the minimums required and these don't seem to provide any elevated type of design.

- I must remind the PC board that this site, included with other parcels of the West End, were evaluated for rezoning by the City's Planning Staff in 2018. The PC voted to affirm the rm-2 designation was correct and RDV was more appropriate than C3 for the academy/n. Calhoun parcels, which City Council adopted in early 2019. This type of rezoning effort was seen to calm "commercial creep" into the residential area(s) of the west end. I do believe this information has merit and should carry some weight as the rezoning project took an entire year to work through. I appreciate the City Staff's objective review of this application to include the GVL 2040 Comp Plan, but I believe it is more than relevant to advise that these sites were examined for rezone in '18.

- A PD will create an island that will not be cohesive with the surrounding character and community goals. With no other PD designations on this corridor of Academy, Ware, N. Calhoun & Perry, this project will create a detached design and will fracture the neighborhood feel and character. I strongly support the comments raised by Rob Robinson during your Tuesday workshop. This project, as proposed, could fracture and destabilize the neighborhood to allow more dense and urbanized projects. The Mosaic and future redevelopment of the employment office can easily bottle neck a portion of Leach, n. Calhoun and Perry ave residents into a small island surrounded by urban redevelopment, like the Trehel/Cargo building. The erosion of neighborhood fabric must be mitigated and smart design and smart planning is needed.

#### Site Amenities:

With superior design, should come superior planning. Similar to apartments in the CBD, where is the bike parking plan, pet/animal designated areas or pet disposal/bag containers, where are the integrated drop-off/pick-up points for uber/lift - food delivery and the potential for interconnectivity with public transit. For any affordable housing project, what efforts are being done to plan and incorporate a sheltered location for the expansion of greenlink that can service this site or be in close proximity? These topics deserve attention if this project is meant to be cohesive with growing needs of the community, businesses and residents of the west end.

#### Staff Comments Item A)

Applicant has not provided sufficient information to warrant or be awarded higher density as no other qualifying areas of design have been proposed to help offset this increase in density.

#### Staff Comments Item B)

It is extremely unfortunate that the applicant and city staff don't believe it important to include the items listed in this section during this meeting. It appears to put the PC at a disadvantage of not being able to see all of the cards before playing a game of poker.

- This has a similar tone to the "dunbar connection," (significantly less of an impact though) but how it is presented to be dealt with- after the fact, should not become the normal for project design/implementation. If the Developer cannot get a Right turn only onto Academy, there needs to be documentation of due diligence as this question was raised at the last PC meeting in 2020.

- I must ask, how much time Staff has worked on this project, to collaborate with the developer versus remaining objective through this process.

- Affordable housing sites typically lack trees and greenspace, the city has voiced they want to change that. A better prepared landscape plan, tree survey and streetscape plan should be needed as part of this application, not left until the final development plan.

- Elevations do not depict sidewalk measurements on N. Calhoun cutsheet..

- Trees to be planted under powerlines on the ROW on Perry Ave? Won't these have to be removed in a couple of years?

- Is there a reason only 1 massing diagram was presented? I think most of us agreed during the last PC meeting, massing and scale of the parking deck could only be discussed because a resident prepared renderings for consideration. Without having diagrams of massing on N. Calhoun, perry and Ware with adjacent residential structures it seems difficult to comprehend what human scale and human feel will be for this project. How do these sidewalks function and how does the scale/massing work next to the existing houses?

#### Staff Comments Item C)

Ware St & Perry Ave cannot support two-way street parking and two direction traffic. n. Calhoun will barely be able to support this. Parking must be addressed in this application and cannot be given an exception. Also, "dense green buffers" in a residential area to help curb any subterranean parking field is not supportive to ROW NSTEP guidelines.

#### Staff Comments Item D)

The Ware St building is not a cohesive design for residential infill, nor is the parking area adjacent to it that will abutt another commercial parking lot. This building Design, footprint and massing needs to be taken back to the drawing board.

Traffic Engineering comments)

I strongly disagree with item #3. The 3-way intersection of Ware, Perry & Rhett will see an INCREASE in vehicular traffic as a direct result of this project. People have to get to academy st, so Perry to Calhoun or Rhett to McCall or Rhett to Markley will be used. 133 cars will be a big increase for these small streets.

- N. Calhoun & Academy will also see a direct impact as a result of this development in addition to the proximity the elevated parking area is to the intersection.

Parks & Rec comments)

I am surprised no comments were provided regarding the impact this development will have on the bike lane on N. Calhoun St. This bike lane is on the same side of the Mosaic Development. How will this bike lane be handled/incorporated at intersection crossings on N. Calhoun and how will increased street parking render this bike lane useless? Shouldn't the applicant address multi-modal uses as part of their elevated design?

West End Small Area Plan)

I am on the steering committee for the West End Small Area Plan, and I was utterly surprised to hear that City Staff has not effectively communicated this project to your attention as a PC member but also to those of you who reside in the West End/Stirling area(s) haven't been notified about the plan either. Also utterly disappointed to hear that the Greenville Housing Fund was not aware of this project either. The last public meeting for the small area plan is next Tuesday and then it goes to the PC in June and/or July.

- I am very thankful that Rob Robinson was able to participate in your workshop Tuesday to provide comments on this project.

- Per the request of the City's project manager for the west end small area plan, steering committee members have been asked not to share or distribute any information until the public meeting takes place next Tuesday.

Thank you for your time and consideration.

Sincerely,  
Ian Thomas  
209 Perry Ave



## Ross Zelenske

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**From:** Janis McNinch <macrojm1@gmail.com>  
**Sent:** Wednesday, May 5, 2021 1:32 PM  
**To:** Ross Zelenske  
**Subject:** Mosaic revised site plan

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

I have just finished reviewing the recent revised site plan for the Mosaic project and have several questions. The revised plan is for 133 units instead of the original 138 units. Really? What happened to the 80 units originally depicted in the rezoning? Is the rezoning still being ignored and why?

In the revised site plan with the colored areas showing the commercial space, you can clearly see that Calhoun narrows at that point near Academy. Since Calhoun is also a designated Bike Route won't this be dangerous? And the exit from Mosaic onto Calhoun is almost across the street from the exit from the Stone St .apartments. Can Calhoun handle this extra traffic? As a frequent traveler on Calhoun, I don't see this being very safe. What happens when a car turns fast off of Academy onto Calhoun and cars are exiting both apartment complexes? I've witnessed cars speeding off of Academy onto Calhoun and believe me they are not going to slow down just because there is a car coming from Mosaic trying to make a left hand turn.

According to Mosaic the apartment building will have 80 units with parking for 119 cars. There is suppose to be 80 apartments, 3,200 SF community oriented commercial space and 1800 SF leasing office and clubhouse space and 119 parking spaces. Where are all the extra cars suppose to park? Not all apartments are going to have 1.4 cars. (Still don't know what a .4 car looks like.) As for parking on Calhoun, there is already a problem with cars parking on the street. And where do the visitors to the townhouses park? Please don't tell me in the "designated" visitor parking. We know the townhouses on Perry will be parking in the street.

Mosaic states in their revised site plan that the parking is determined 1 space per bedroom. Really? Then why have a 3 bedroom apartment and only allot a 1.4 parking space? Is that new math?

Sorry but the revised plan makes absolutely no sense to me. Nothing is gained and the concerns of the surrounding neighborhood are still being ignored.

Thank you.

Janis McNinch  
212 Perry Ave.

## Ross Zelenske

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**From:** Ross Zelenske  
**Sent:** Tuesday, May 18, 2021 11:37 AM  
**To:** Lois Ordway  
**Subject:** RE: Administrators, Z-13-2020, more unanswered ?s

Floor plans and final building elevations have not yet been provided for the five-story building. This information will be covered during the Final Development Plan. The information provided, to date, by the applicant indicates that the dumpster/s will be located inside the building and screened from view until servicing is required.



**Ross Zelenske**  
Development Planner | Planning & Development Services  
[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

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**From:** Lois Ordway <loisordway@gmail.com>  
**Sent:** Monday, May 10, 2021 11:13 PM  
**To:** Ross Zelenske <rzelenske@greenvillesc.gov>  
**Subject:** Re: Administrators, Z-13-2020, more unanswered ?s

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Dear Mr. Zelenske,  
I also wanted to follow up on your answer to my question about dumpsters. The application talks about a trash chute system for the 5-story apartment building which would imply dumpsters somewhere...  
If you could clarify this, I would be grateful.  
Thank you,  
Lois Ordway

On Fri, Mar 5, 2021, 4:54 PM Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)> wrote:

I added these two questions and answered them in an email I just sent you.



**Ross Zelenske**  
Development Planner | Planning & Development Services  
[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)

Phone: 864-467-4251

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**From:** Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
**Sent:** Wednesday, March 3, 2021 8:45 AM  
**To:** Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)>  
**Subject:** Fwd: Administrators, Z-13-2020, more unanswered ?s

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Sent from my iPad

Begin forwarded message:

**From:** Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
**Date:** February 9, 2021 at 8:01:48 PM EST  
**To:** "Kevin R. Howard" <[khoward@greenvillesc.gov](mailto:khoward@greenvillesc.gov)>  
**Cc:** Anthony Thompson <[abradfordthompsonjr@gmail.com](mailto:abradfordthompsonjr@gmail.com)>  
**Subject:** Administrators, Z-13-2020

Good day,

Who is the City's PD administrator?

Who is the administrator mentioned in the tree ordinance (who would have approved the boring for soil samples)?

Thank you,  
Lois Ordway

Sent from my iPad



## Ross Zelenske

---

**From:** Lois Ordway <loisordway@gmail.com>  
**Sent:** Friday, May 14, 2021 4:22 PM  
**To:** Ross Zelenske  
**Cc:** Lillian Flemming; Dorothy Dowe; Russell Stall; Cheryl Jenkins; Anthony Thompson; Deborah and Keith Powell; Ian Thomas; Joy Messner; C. Christen Palombo; Shannon Lavrin; Suzanne; Robert Hendry; Contino, Genna  
**Subject:** The Growing List of Negatives for Z-13-2020  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Good afternoon,

In advance of May's Planning Commission meeting, I would like to expand on the list I compiled for February's hearing of pros and cons regarding the Ware Street development.

Unfortunately I find no additional points in favor of the project.

The additional points against as follows:

56. Local schools cannot handle a 2660% neighborhood growth spurt.
57. Such an intensely dense building footprint guts the Tree Ordinance which only applies to non-building square footage
58. Combining internal drives along Perry doubles the number of headlights shining into the side and back of neighboring homes
59. Placing a single mass of buildings behind a grouping with more gaps along Perry only serves to make both groups seem monolithic, particularly when placed next to a single story home.
60. Massing comparisons made by the developer are more or less meaningless since they only compare proposed buildings and not proposed and existing.
61. 3 year gap in low income housing
62. Development creates a rent squeeze for 41 apartments (where rents are already 1/3 higher) and 18 modest homes.
63. St. Capital is now talking about subdivision. Any subdivision or sale of townhouses will seriously limit workforce housing choices/effectiveness
64. Precedent cited by city staff, Woods Crossing, is irrelevant. With immediate neighbors of Haywood Mall, route 385 and the downtown Airport, 25,000 daily trips are documented. How does this compare with a single block in the West End?
65. Equally bad precedent for the future of infilling throughout Greenville (e.g. primary green space is 3% of the site area)
66. St. Capital chose this site/topography. If they can't make it work with the money they have, they should build somewhere else.
67. And the neighborhood shouldn't be punished as a developer tries to force a square peg in a round hole
68. The purchase of 1.06 acres (24% of the site) for \$10 should go a long way to getting affordable housing built.
69. Therefore their stated objective of 43 or 50% more units than zoning allows serves their "building a brand" not the workforce housing market.

- 70. Or the surrounding single family home neighborhood, which cannot handle a 2660% growth spurt in a single block.
- 71. Much less what the addition of 133 (or even 90) units means for the entirety of the West End Neighborhood (say 20% neighborhood growth in a single block).
- 72. 156 parking spaces is not enough for 82 apartments, 16 townhouses that have a single self-contained space, 5 that have no self-contained parking, a commercial space (or is it three, with the work/live?). Rows of townhouses with stacks of parked cars in the driveways will be ugly.
- 73. Damage to the environment with no recycling for 82 apartments
- 74. It will take a minimum of 150-200 years for the trees planted in three years to have the beneficial environmental effects that the existing trees have now.
- 75. With so much harm to the environment, the surrounding neighborhood and the neighborhood as a whole, it would appear that the Ware Street development is completely lacking in any of the principles of Smart Growth.

The negatives continue to pile up, and to far outweigh the positives.

Sincerely yours,  
Lois Ordway

My February letter:

To all those concerned,

I am writing today to ask for your "no" vote on application Z-13-2020, St. Capital's Ware Street Development.

It is particularly important at this time to protect an established single family home neighborhood, and aim for smart, managed growth. As you will see, the negatives far outweigh the positives.

#### **On the Positive Side:**

- 1. A developer is willing to invest \$25M in Greenville
- 2. Increased revenues for the City & County
- 3. Workforce housing units give individuals earning \$42,000/yr the buying power of \$52,430, families of four earning \$60,000/yr. the buying power of \$75,000

#### **However:**

5 low-middle income families will be uprooted and will not be returning (4 BR unit needs replaced with 3 BR reality).

No plans for owner-occupied affordable housing, and you simply can't build security much less wealth by paying rent your whole life.

#### **On the Negative Side:**

- 1. Developer does not meet the higher standard required for a PD zoning
- 2. Fails "to include exceptional design that preserves critical environmental resources." Have NOT thought outside the box. Plan is to clear cut trees
- 3. Does NOT "provide above average open space and recreational amenities."
- 4. Is NOT "compatible with surrounding land uses and neighborhood character."
- 5. Does NOT "maintain and enhance the value of surrounding properties."

#### **The development conflicts with existing land ordinance for a zoning change"**

- 6. NOT consistent with the Comprehensive Plan
- 7. Results in strip or ribbon development
- 8. Creates an isolated zoning district

9. Has a negative effect on the natural environment

**The development conflicts with the Comprehensive Plan on many levels**

10. Does NOT represent "a new way of growing"

11. Destroys 20% of the canopy of the West End neighborhood

12. Destroys the one and only uncultivated green space in the West End neighborhood

13. Fails to "Grow a Greener Future"

14. "Open spaces" do NOT "protect water, air, and plant areas"

15. Is NOT inclusive: \$42K earnings required to rent are far above individual (\$27K as stated in the Comprehensive Plan) and family (\$32K) incomes for persons of color

16. The West End neighborhood is not a Node

17. At 700-800% greater density than the surrounding neighborhood, it does little to "preserve and protect an established residential neighborhood"

18. This is equally true regarding proposed building heights/issues of scale: developer proposes 2-4 times the height of each and every neighboring building (e.g., 40' apartment block and townhouses next to 1 1/2-story homes, and a 65' apartment block next to a 1-story commercial building). All their talk of massing compares their building blocks to each other, not the immediate neighborhood.

**The development conflicts with goals stated in other City plans and studies:**

19. The West End neighborhood is NOT and has NEVER been an area for planned high density

20. West End Comprehensive Plan (2014) e.g., stated goal of affordable home ownership,

21. Affordable Housing Strategic Plan (2020) e.g., stated goals for more housing for 1 and 2-person households

do NOT include 3 BR units, and desired studios are completely missing

22. Successful Infill Modeling, e.g. plan is NOT harmonious with respect to existing scale and massing

23. Missing Middle White Paper (Optics Design, 2020) defines different forms as duplexes, triplexes, quads, and cottage courts, NOT apartment blocks. Heavy emphasis on "house-scale buildings" and compatibility with existing neighborhood is NOT in evidence.

24. Greenville Housing Authority itself will be "cost burdened" by new build units that are 25-40% more expensive.

**Removing 60+ canopy trees will:**

25. Place us in profound, generational tree debt. A 10" Birch tree took 35 years to get there;  
A 60" Oak tree took more than 350 years.

26. Buffers therefore ineffective for decades

27. Lessens air quality (especially particulate matter)

28. Increases CO2 levels

29. Increases heat index

30. Increases home energy costs

**The development is bad for the environment in other ways:**

31. 75% impermeable

32. Non-existent tree protection plan

33. NOT sustainable: sustainability plan is, in its entirety, open spaces, most of which as covered with asphalt

34. Demolished structures will add 400 tons of waste to our landfill

35. Demolished sidewalks and drives will add exponentially more

**The development will adversely affect our quality of life:**

36. Passive spaces "designed for use in an unstructured way" FAIL to do so as they are primarily required setbacks that will be filled with buffering plantings (which is what happens when you have a 13-sided property)

37. The central triangular active space will never have a single shade tree (due to underwater stormwater management tanks)

38. That same space will only have shade at sunset

39. Up against 40' tall buildings, the houses along Calhoun will lose most of their natural light for



most of the day

- 40. This version of the development doubles the number of households that are highly negatively impacted by attendant noise, light, headlights, heat & odors
- 41. A large parking lot instead of a garage is still a bad neighbor to 114 N. Calhoun & its ADU (which shouldn't be a concern for a property owner 6 lots in on a residential street).
- 42. Impossible to block or buffer noise, light, headlights, heat and odors when homes are across from an entrance/exit (most impacted 4 on Ware, 2 on Perry, 5 on Calhoun)
- 43. These are 24/7 nuisances/upsets
- 44. Would any development in the middle of the block, negatively impacting neighbors on all 4 sides, be welcome?
- 45. This sets a bad precedent for an already overtaxed neighborhood, and would further endanger the character of the West End neighborhood

**Regarding just plain bad design:**

- 46. A single trash and recycling hub that is outdoors and in the center of a 4.5 acre property is impractical (how far to carry trash? drive to recycling?)
- 47. Ware Street at a width of 25' cannot handle trash, delivery or moving trucks as it is.
- 48. With a walkability score of 60, 1.4 miles to the closest grocery store, and no bike lanes, people will not give up their cars
- 49. Development manages to have not enough off-street parking, while, at the same time, too much paved expanses already. Fewer units means fewer problems

**There will be a significant increase in on-street parking** (demonstrated by parking averages for the West End Commons and The Greene)

- 50. Which will impede traffic flow
- 51. Increase danger to pedestrians, bicyclists, and parked and moving vehicles
- 52. The traffic study is seriously flawed: COVID has people working from home, venturing out less, schools were closed, as was the State Unemployment Office. It also fails to include the zigzag intersection of Ware and Perry

**Developer is "building a brand":**

- 53. And the neighborhood and the people who have lived here as long as 50 years are an impediment to their bottom line (as evidenced by their stonewalling and playing fast and loose with the truth from the get go)
- 54. Claims that they can't make the numbers work (if they have any less than a 53% increase on currently permitted zoning) are bogus:
  - A. They were given property worth a million dollars for ten dollars.
  - B. The revenue lost for the workforce housing allowances on a 90-unit development is approximately \$65K/year or \$765,000 for the whole of the lease agreement
  - C. The sale of 18 units in 20 years time will yield millions and millions in profits.

**ENOUGH IS ENOUGH:**

- 55. In just the past 4 years, the West End neighborhood has seen the addition of hundreds and hundreds of apartments, condos, and townhouses. Those numbers will continue to balloon with the completion of the McClaren and .408 Jackson. This is not smart, managed growth.

Whew! I hope I have made my case, and hope that you will stick to your pledge of stewardship not only of the West End but the entire City of Greenville and vote NO on application Z-13-2020.

It takes a village.

We can (and must!) do better.

Respectfully yours,

Lois Ordway

213 Perry Avenue

## Ross Zelenske

---

**From:** Ross Zelenske  
**Sent:** Tuesday, May 18, 2021 11:35 AM  
**To:** Lois Ordway  
**Cc:** Suzanne Woolf; Deb; Ian Thomas; Anthony Thompson; Joy Messner; Genna Contino; Jonathan B. Graham; Shannon Lavrin  
**Subject:** RE: Z-13-2020 ???

Lois,

In regard to the addendum to the tree survey, as you correctly stated, the provided tree survey does not account for trees between 6 inches and 12 inches in tree caliper. The applicant was contacted about this item, and I was later informed by the applicant that an updated tree survey had not been completed. A revised tree survey will be required during the Final Development Plan approval, not during the rezoning public hearing, unless Planning Commission requests otherwise. The current tree protection ordinance does not prevent a development from occurring due to the presence of trees. The developer must mitigate the identified loss of any trees by either replanting the same caliper amount of the trees lost or pay a fee in lieu (or a combination thereof). In addition, a penalty may also be assessed for any loss of identified "heritage" trees.

In regard to the neighborhood feedback, I have been informed that the department's standard practice is not to include public comment in the public notice and final agenda postings. This had been occurring until it was brought to my attention and thus it has ceased. Please be assured that all comments from the public have and will be forwarded to the Commission as promised.

Ross Zelenske  
Development Planner | Planning & Development Services [rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

-----Original Message-----

From: Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
Sent: Sunday, May 16, 2021 10:28 PM  
To: Jonathan B. Graham <[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>; Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>; Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)>  
Cc: Suzanne Woolf <[suzanne.woolf@gmail.com](mailto:suzanne.woolf@gmail.com)>; Deb <[carolinaad@charter.net](mailto:carolinaad@charter.net)>; Ian Thomas <[ianthomassc@gmail.com](mailto:ianthomassc@gmail.com)>; Anthony Thompson <[greenvillewena@gmail.com](mailto:greenvillewena@gmail.com)>; Joy Messner <[joymessner10@gmail.com](mailto:joymessner10@gmail.com)>; Genna Contino <[gcontino@shj.com](mailto:gcontino@shj.com)>  
Subject: Z-13-2020 ???

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Seeing the Ware Street Development application that the City released on Friday (in advance of Thursday's Planning Commission hearing) has me asking what is going on?

Has someone signed off on this incomplete application? I first asked back in January for an amended tree survey, as the one St. Capital supplied does not inventory 6-12" trees, nor trees along the property lines that qualify for protection. It

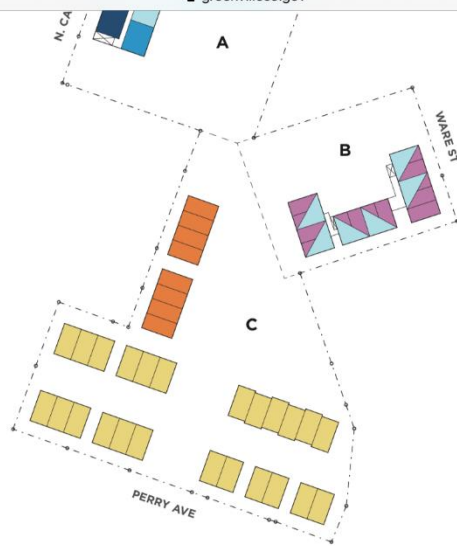
seems irregular to allow them to present on Thursday, and, I'm sorry to say, another way that the planning process is a deck stacked against Greenville's neighborhoods.

It was also a surprise that the neighborhood feedback was not included in the packet, neither the letters in advance of November's hearing, nor any since.

Sincerely yours,  
Lois Ordway

Sent from my iPad





#### Unit Mix

Apartments:	+/- Area/Unit:	# of Units:
1-Bedroom	650-800 SF	61 Units*
2-Bedroom	1,050-1,080 SF	23 Units
3-Bedroom	1,320 SF	4 Units

#### Townhomes:

3-Story, 3-Bedroom	2,000 SF	24 Units
3-Story, 3-Bedroom	1,800 SF	8 Units
2-Story, 2-Bedroom	1,220 SF	13 Units

**Total: 133 Units**

#### Density

##### Density Breakdown By Unit Type:

A. 82 Units on 1.33 AC = 61.7 Units / AC
B. 19 Units on .84 AC = 22.6 Units / AC
C. 32 Units on 2.34 AC = 13.7 Units / AC

##### Total Proposed Density:

**133 Units on 4.51 AC = 29.5 Units / AC**

\* Two of the 1-Bedroom Units are Live/Work.

of 133 dwelling units. The large, mixed-use apartment building will front Academy Street (5-story), while a separate, smaller multifamily building will front Ware Street (3-story). Other 3-story townhome-style multi-family buildings will be located internal to the site and along Perry Avenue. The unit breakdown is as follows:

Academy Multifamily Apartment Units:

1-bedroom: 61 units (including two live/work units)

2-bedroom: 17 units

3-bedroom: 4 units

Ware Multifamily Apartment Units:

2-bedroom: 19 units

Multifamily Townhome-Style Units Internal to the Site

2-story, 2-bedroom: 20 units

Multifamily Townhome-Style Units Along Perry Avenue

3-story, 3-bedroom: 12 units

The applicant proposes 25% of the total, various residential units, be dedicated as affordable/workforce housing (80% or below AMI) units, which will be rent controlled, and scattered throughout the site.

The various residential units on the site will be connected by the existing street network, three new internal, private streets, pedestrian walkways, and inter-connected parking lots. Vehicular access is planned via three points of access located on North Calhoun Street (1), Perry Avenue (1), and Ware Street (1). Both Academy Street and North Calhoun Street are South Carolina Department of Transportation (SCDOT) rights-of-way, and all access plans, traffic improvements, and potential signaling at any access point must receive final review and approval by SCDOT.

Based on the PD district standards, the applicant provided a Statement of Intent and accompanying plans in order to identify and address the development program, allowed uses, densities, configurations, design standards, and other development requirements established for this particular PD plan.

As stated in Sec. 19-3.2 (N), *Planned Development*, a PD is intended to encourage *innovative land planning and site design concepts* that conform to community quality-of-life benchmarks and that achieve a *high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals* by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots;

*Comment: The current zoning designation of the site is RDV and RM-2. The current RM-2 zoning district would allow residential multifamily development up to 20 units/acre. The RDV zoning district allows the same residential density along with a variety of commercial and office uses. Under the current zoning*

## Ross Zelenske

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**From:** Ross Zelenske  
**Sent:** Tuesday, May 18, 2021 10:17 AM  
**To:** Lois Ordway; Jonathan B. Graham; Shannon Lavrin  
**Cc:** Suzanne Woolf; Deborah Powell; Joy Messner; Ian Thomas; Anthony Thompson; Cheryl Jenkins  
**Subject:** RE: Who got it wrong?

Lois,

Thanks for bringing this to our attention. This was unfortunately a staff error. All of the townhouses will be three story.

In most cases, bedrooms are not used for parking calculations in the City of Greenville. That is the case with this petition. The staff report breaks down the parking in a later section.

Ross Zelenske  
Development Planner | Planning & Development Services [rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

-----Original Message-----

From: Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
Sent: Monday, May 17, 2021 2:13 PM  
To: Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)>; Jonathan B. Graham <[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>; Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>  
Cc: Suzanne Woolf <[suzanne.woolf@gmail.com](mailto:suzanne.woolf@gmail.com)>; Deborah Powell <[dpowell@carolinatele.com](mailto:dpowell@carolinatele.com)>; Joy Messner <[joymessner10@gmail.com](mailto:joymessner10@gmail.com)>; Ian Thomas <[ianthomassc@gmail.com](mailto:ianthomassc@gmail.com)>; Anthony Thompson <[greenvillewena@gmail.com](mailto:greenvillewena@gmail.com)>; Cheryl Jenkins <[2msjenkins@gmail.com](mailto:2msjenkins@gmail.com)>  
Subject: Who got it wrong?

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According to St. Capital, only the townhouses at Ware are two-bedroom, not those in the interior. Or does there graphic get it wrong?

This makes for a total of 32 3 BR, 3-story townhouses along Perry and in the interior.

If this is correct, your parking space calculations are off as well.

Lois Ordway



## Ross Zelenske

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**From:** Ross Zelenske  
**Sent:** Wednesday, May 19, 2021 9:41 AM  
**To:** 'Lois Ordway'  
**Cc:** Shannon Lavrin; Courtney Powell; Jonathan B. Graham  
**Subject:** RE: What does this development/zoning language mean?

City Council will only review and approve (or disapprove) the rezoning. Staff and Planning Commission are responsible for ensuring the Final Development Plans align with City Council's approval. Substantial changes will be required to go back through the rezoning process or will be subject to disapproval during FDP review.

City Council will take up Mosaic once a recommendation is made by Planning Commission. Assuming that happens this week, Council would have its first reading in June.



**Ross Zelenske**  
Development Planner | Planning & Development Services  
[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

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**From:** Lois Ordway <loisordway@gmail.com>  
**Sent:** Tuesday, May 18, 2021 11:38 AM  
**To:** Ross Zelenske <rzelenske@greenvillesc.gov>  
**Cc:** Shannon Lavrin <slavrin@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>  
**Subject:** Re: What does this development/zoning language mean?

**CAUTION:** This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Thank you for that useful information!

I thought the City Council also had to approve the development plans. Am I wrong? If they do, where in the process did that take place?

Thanks again for your help,  
Lois Ordway

On Tue, May 18, 2021, 10:40 AM Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)> wrote:

Lois,

There are several steps in a Planned Development (PD) approval process the applicants must go through before construction can begin. The first step is the rezoning from the existing zone to a Planned Development zone.

1. The rezoning is reviewed by Planning Commission, with a final decision by City Council. Unlike traditional rezoning requests, a Planned Development requires a regulating master plan, (includes details such as buildings, parking, open

space, etc. for the site) and a statement of intent (includes written details such as permitted uses, sign allowances, etc.)

2. Once a rezoning is approved, the next step is for the applicants to finalize their plan and apply for Final Development Plan approval. This is a more comprehensive review and ensures that the information presented and approved by City Council is followed. Final Development Plans (FDP) are reviewed and approved by either the Planning Commission or city staff. The approval entity is determined during the approval of the rezoning.
3. Once FDP approval is given, the last step is for the applicants to apply for building and site permits. This review is handled administratively by city staff.
4. Once approved, construction is permitted and inspected by city staff until a certificate of occupancy (CO) is issued.

The applicants for Mosaic are proposing to develop or convert some townhouse-style units from multifamily to single family attached, which could offer fee-simple ownership, rather than rental or condominium ownership. If, those units are to convert to fee-simple ownership, then a major subdivision (new lot lines) plan would need to be provided during Final Development Plan approval as well as receive approval of a Major Subdivision.

To clarify, the term townhome generally refers to a building style, compared to other designs such as "garden" style (suburban three story apartment building surrounded by surface parking and open space) or urban mixed use (building with ground floor retail and apartments above), as opposed to type of ownership.

The Land Management Ordinance provides the following definitions:

Dwelling, single-family attached means two or more single-family dwelling units located on separate lots each with its own outside entrance which are joined together by a common party wall or connecting permanent structures such as breezeways, carports or garages. This use type is regulated under the "household living" use category in article 19-4, use regulations.

Dwelling, multiple-family means a residential building containing three or more dwelling units located on a single lot. This use type is regulated under the "household living" use category in article 19-4, use regulations.

The applicants for Mosaic provided staff with information to confirm which areas will be constructed as single family attached and what will be multifamily. Specifically, Perry Avenue is proposed to be single family attached while Academy and Ware Streets are proposed to be multifamily.

Ross Zelenske  
Development Planner | Planning & Development Services  
[zelenske@greenvillesc.gov](mailto:zelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

-----Original Message-----

From: Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>  
Sent: Wednesday, May 12, 2021 1:10 PM  
To: Courtney Powell <[cdpowell@greenvillesc.gov](mailto:cdpowell@greenvillesc.gov)>; Jonathan B. Graham <[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>; Ross Zelenske <[zelenske@greenvillesc.gov](mailto:zelenske@greenvillesc.gov)>  
Subject: FW: What does this development/zoning language mean?

-----Original Message-----

From: Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
Sent: Wednesday, May 12, 2021 12:37 PM  
To: Shannon Lavrin <[slavrin@greenvillesc.gov](mailto:slavrin@greenvillesc.gov)>; Sherry Barrett <[sbarrett@upstateforever.org](mailto:sbarrett@upstateforever.org)>; Jonathan B. Graham

<[jbgraham@greenvillesc.gov](mailto:jbgraham@greenvillesc.gov)>

Subject: What does this development/zoning language mean?

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Hello all,

Let me start by apologizing for being scattershot in my approach to this question. A Planning Commission hearing is a week away, and looming large.

The latest proposal for the Ware Street Development, Z-13-2020, says under the heading of Subdivision:

“The development, though primarily a rental community, will also look for ways to provide opportunities for home ownership within the development. Any subdivision of the development will occur at the final development plan, and a separate subdivision application will be along with the final development plan.”

I am not familiar with the final development stage of planning (did I miss an explanation at the Citizen’s Planning Academy?); how and when does this happen? I’m trying to figure out how this can play out. For example, can St. Capital spin off the townhouses to sell them? Since the townhouses in the West End have most recently sold for \$750,000+, and now are priced in the million dollar range, I’m not imagining this can in any way be about affordable home ownership. But maybe you can tell me.

Thank you,  
Lois Ordway  
213 Perry Avenue

Sent from my iPad



## Ross Zelenske

---

**From:** Ross Zelenske  
**Sent:** Monday, May 17, 2021 8:08 AM  
**To:** 'Lois Ordway'  
**Subject:** RE: Z-13-2029

It sounds as though you have already reached out to them directly. All comments, including questions, during the public hearing are intended to be directed to the Planning Commission/Chair. The Chair may ask the applicant to respond.



### Ross Zelenske

Development Planner | Planning & Development Services  
[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

---

**From:** Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
**Sent:** Friday, May 14, 2021 4:33 PM  
**To:** Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)>  
**Subject:** Re: Z-13-2029

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And that is the only opportunity to put questions to St. Capital?

Sent from my iPad

On May 14, 2021, at 11:43 AM, Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)> wrote:

The work session is just for the Commissioners to get familiar with the agenda, so there will not be presentation or questioning aimed at the applicants. I assume you are planning to speak at the Commission meeting. I would recommend you bring up your questions then. They will not be answered immediately, but the Commission can bring them back up later. They usually take notes from all of the feedback.

<image001.jpg>

### Ross Zelenske

Development Planner | Planning & Development Services  
[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

---

**From:** Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
**Sent:** Friday, May 14, 2021 11:32 AM

**To:** Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)>

**Subject:** Re: Z-13-2029

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Thanks for getting back to me.

Perhaps the question can be put to the developers at the work session, if you think it's appropriate.

Sincerely,  
Lois Ordway

On Fri, May 14, 2021, 11:12 AM Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)> wrote:

Lois,

Working on replying to your earlier emails, but I do not know the answer to this particular question.

Ross Zelenske  
Development Planner | Planning & Development Services  
[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)  
Phone: 864-467-4251

-----Original Message-----

From: Lois Ordway <[loisordway@gmail.com](mailto:loisordway@gmail.com)>  
Sent: Friday, May 14, 2021 7:53 AM  
To: Ross Zelenske <[rzelenske@greenvillesc.gov](mailto:rzelenske@greenvillesc.gov)>  
Subject: Z-13-2029

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Good morning,  
Say, any idea if the Ware Street development plans to charge tenants for parking? I don't see any mention of fees in their application and they haven't responded to my email.  
Thanks,  
Lois Ordway

Sent from my iPad

## Ross Zelenske

---

**From:** Robert Hendry <souttar@gmail.com>  
**Sent:** Thursday, May 13, 2021 12:30 PM  
**To:** Ross Zelenske; Dorothy Dowe; Lillian Flemming; Russell Stall  
**Subject:** Saint Capital's application for the Mosaic, Ware Street Z-13-2020 planned development. Inbox

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

To all parties involved my wife and I are home owners of 305 Perry Ave. The following reasons are why we are opposed to the Mosaic development.

1. The developer wants to change the zoning from RDV and RM-2 to PD in order to increase the number of units from 90 to 133. Even though the developer wants to change this parcel to PD, the plan we have been shown does not reflect the criteria of a PD and conflicts with land ordinance for a zoning change. . We feel if this parcel is rezoned, this could set a precedent for future development in the West End and throughout the city.

2. In recent years the West End has seen the addition of numerous apartments, condos and townhouses. By contrast only a small number of single family homes have been built.

3. This development will be strictly rental which will be negative to many aspects of the neighborhood. In our opinion the developer's only interest is to construct as many units as possible to maximise their profits. The plan is too high density for our neighborhood of single family homes. Rob Robinson gave a very impressive presentation on the West End Small Plan that gave our neighborhood a classification of single family homes with no high density buildings.

4. It seems strange that Mr. Robinson was involved with the planning commission and Saint Capital in producing the latest revised proposal of the Mosaic project which is high density housing and totally contrary to what Mr. Robinson proposed in his West End Small Area plan for our section of the plan. Perhaps someone can explain how the city is proposing a well thought out plan for the West End and on the other hand is supporting a developer who is doing the opposite. All the residents who I have spoken with in our neighborhood feel that this Mosaic Development will destroy the lifestyle and character of our neighborhood.

5. Their plans so far do not provide sufficient parking which will implode on N Calhoun St, Perry Ave and Ware St. To try and adjust the parking situation they are proposing a two level parking area next to and adjacent to single family homes.

6. This development will inject noise and light pollution to neighborhood homes.

7. Only the minimum provision has been made for recreation, green space and control for run off. No plans for any recreation facility.

8. Mosaic plan proposes to displace 5 existing low income single family homes on Perry Ave and replace them with 3 story townhomes, 12 facing Perry St. that will be totally out of character with the neighborhood and will dwarf the existing one story homes.

9. The existing trees will be destroyed as the construction will ruin the root system of these trees.



10. The existing roads will not be able to accommodate garbage and delivery trucks, added to which they will create a noise problem.

11. No details of the design of exterior finish have been provided to the community.

12. The Mosaic high density plan does not fit in with West End unique nature.

We hope this will give you some insight into some of the major issues and concerns regarding our neighborhood.

--

Kind Regards,  
Robert Hendry

810/358-8333  
[souttar@gmail.com](mailto:souttar@gmail.com)

--

Kind Regards,  
Robert Hendry

810/358-8333  
[souttar@gmail.com](mailto:souttar@gmail.com)



ReplyForward

--

Kind Regards,  
Robert Hendry

810/358-8333  
[souttar@gmail.com](mailto:souttar@gmail.com)

## Ross Zelenske

---

**From:** Suzanne Woolf <suzanne.woolf@gmail.com>  
**Sent:** Thursday, May 13, 2021 9:21 AM  
**To:** Ross Zelenske  
**Cc:** Lillian Flemming; Dorothy Dowe; Russell Stall; Anthony Thompson  
**Subject:** Mosaic Project - Ware, Perry and Calhoun

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Planning Commission Z-13-2020

To all those concerned,

We are writing today to request a “no” vote on Z-13-2020 application for the proposed Mosaic project. Many of my neighbors have submitted letters outlining the negative impact this project will have on the West End neighborhood regarding density, traffic, zoning, greenspace, neighborhood fit and design standards. Rather than repeat the excellent points made by my neighbors I’d like to focus on some numbers.

a. Density and middle missing housing

As stated by previous letters and by other neighbors the density of this project does not adhere to the existing zoning. The proposal of 133 units in an area zoned for less than 90 should not be approved. More density does not make an area more livable and attractive unless it incorporates better design and innovation in building types.

**Did you know that within .7 of a mile from the corner of Calhoun and Perry streets there are, or will be 1159 apartment units?** This includes the Greene, 400 Rhett, The McClaren, .408 Jackson, West End Commons and Trailside.

**An additional 250** apartment units are being proposed by SunCap Property Group across from Fluor Field.

Do we really need more stacked apartment blocks in the West End?

Why not use this opportunity to offer middle missing housing units that will fit better in a single family cottage neighborhood rather than additional apartment blocks.

In the Missing Middle Housing Study report to City Council presented on Feb 24, 2020 there are a number of concepts that this project does not address:

- a. On slide 6 there are images of a single-family detached home, townhomes and apartment building with the headline: “Only Three Choices, People Want More!” The Mosaic project is providing just more of the same townhomes and apartments. No innovation and thinking outside the townhome and apartment building “box”.
- b. Slide 27 Strategy 1: Distributed throughout a block with single family homes. The West End seems to be a great place to implement this strategy and infill with missing middle housing types. It could also serve as the site for a pilot project (slide 51)

- c. MMH study section 2.5 – House-Scale Build: Dropping 5 and 3 story apartment buildings in a single-family neighborhood does not meet the “house-scale” buildings suggested by the study that includes duplex, triplex, bungalow courts etc.
- d. Section 4.1 Policy-Related recommendations #4 – Intent of MMH. Establish that MMH is intended for infill lots as well as new blocks and lots.

b. Parking overflow.

The proposed plan indicates “The number of provided parking spaces allows for a minimum of 1 parking space per bedroom for the apartment units. A3 & A4 townhome units will have a minimum of two spaces per unit, provided by private garage and driveway.” (page 20 , Section 3 – Design Standards)

Although 1.4 per unit or 156 off-street spaces seems sufficient, the average number of vehicles per U.S. Household is 1.88.\* **Using the application number of 88 (apartment units) x 1.88 = 165 parking space needed. An immediate deficiency of 9 spaces.** Where will overflow parking go?

With the Mosaic development Calhoun, Perry and Ware streets will become overflow parking.

Ware Street - Ware is very narrow and there are times, due to street parking, that garbage pick-up is nearly impossible as the trucks cannot move safely down the street. What happens when there are more cars parked on Ware and an emergency vehicle needs to access the proposed 3 story building?

Calhoun Street – Although not as narrow as Ware there are currently issues with traffic flow when cars are parked on Calhoun. Cars need to slow and pull over to let other vehicles pass safely. This issue is compounded when even more cars are parked on the street. Where will residents put their yard waste and how will it be picked up if there is no curbside space along the street? Garbage and recycling pick up will also be impacted as the road will be narrowed because of parked cars and therefore create a bottleneck for through traffic.

**From our window we’ve conducted an informal survey of parking on Calhoun. On average 6-10 cars are parked on Calhoun between Academy and Perry daily; and not just in the evenings.** This will become much worse with the density of this project and insufficient parking plans.

\*Number provided by [statista.com](https://www.statista.com)

c. Excess and empty retail

We have conducted several informal surveys of available retail space on Main Street from College Street/Beattie Place to Pendleton Street. **There are 25-30 empty retail/commercial spaces along this corridor.**

Do additional mixed-use developments make sense? Can the development companies guarantee renters for these additional retail/business spaces?

d. Accommodations for dogs

Will the Mosaic development allow pets, specifically dogs?

38.4 percent of U.S. households have dogs, with an average 1.6 dogs owned per household. \*\* This means that of the 133 units in the Mosaic project 51 units will have at least one dog. Using the average number of dogs per household there will be an **additional 81 dogs in the area.**



Will there be designated greenspace for dogs? If the common greenspace allows dogs, would you let your child play there? Will the development have a Suter unit specific for animal waste?

\*\*Source: 2017-2018 U.S. Pet Ownership & Demographics Sourcebook

e. Smart Growth Online

[smartgrowth.org](http://smartgrowth.org) "Supporting the Development of Vibrant, Healthy Communities"

The Smart Growth organization has 10 principles that should be considered when making development decisions. I've quoted from two that are most relevant. (bolding is mine).

5. Foster Distinctive, Attractive Communities with a Strong Sense of Place

"By creating high-quality communities with architecture and natural elements that **reflect the interest of all residents**, there is a greater likelihood that buildings (and therefore entire neighborhoods) will retain their economic vitality and value over time. This means that the infrastructure and natural resources used to create these areas will provide residents with a distinctive and beautiful place that they can call "home" for generations to come."

We feel the Mosaic project does not support this principle.

10. Encourage Community and Stakeholder Collaboration in Development Decisions.

"Growth can create great places to live, work and play – if it responds to a community's own sense of how and where it wants to grow. Communities have different needs... The common thread, however is that the needs of every community and the programs to address them are **best defined by the people who live and work there.**"

We feel that St. Capitol has not sufficiently engaged the neighborhood to create a plan that responds to our community.

Based on the Mosaic Development application as posted with the May 20<sup>th</sup>, 2021 PC agenda, we feel that it does not "reflect the interests of all residents" and should, therefore not be approved. We kindly ask that you vote to decline the application.

Thank you,  
Suzanne and Adrian Woolf  
200 Perry Ave

## Ross Zelenske

---

**From:** Sherry Barrett <sbarrett@upstateforever.org>  
**Sent:** Friday, June 4, 2021 2:13 PM  
**To:** Planning  
**Subject:** Re:  
**Attachments:** 2021.6.4\_Rev.UFCommentsCityofGVL\_PC\_6.9.2021.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Please accept this version of comments submitted previously on behalf of Upstate Forever for the public hearing at the planning meeting on June 9. for the official record. In this version, I added today's date (submitted date) which I previously omitted, and corrected a couple of typos. Appreciate your consideration.

Sincerely,

Sherry

Sherry Barrett  
Land Policy Manager  
Upstate Forever  
(864) 250-0500 x123  
[sbarrett@upstateforever.org](mailto:sbarrett@upstateforever.org)

GREENVILLE  
507 Pettigru Street  
Greenville, SC 29601

Upstate Forever is a conservation organization that protects critical lands, waters, and the unique character of the Upstate of South Carolina. Learn more at [upstateforever.org](http://upstateforever.org).

On Fri, Jun 4, 2021 at 2:00 PM Sherry Barrett <[sbarrett@upstateforever.org](mailto:sbarrett@upstateforever.org)> wrote:

Hello,

Comments attached for PC on June 9.

Sherry Barrett  
Sherry Barrett  
Land Policy Manager  
Upstate Forever  
(864) 250-0500 x123  
[sbarrett@upstateforever.org](mailto:sbarrett@upstateforever.org)

GREENVILLE  
507 Pettigru Street  
Greenville, SC 29601

Upstate Forever is a conservation organization that protects critical lands, waters, and the unique character of the Upstate of South Carolina. Learn more at [upstateforever.org](http://upstateforever.org).



Protecting Land & Water | Advocacy | Balanced Growth

June 4, 2021

Sherry Barrett  
Land Policy Manager  
Upstate Forever  
507 Pettigru St.  
Greenville, SC 29601.  
Home address: 5 Calhoun Hill Way, Greenville, SC 29601

Dear Planning Commissioners,

On behalf of Upstate Forever, I would like to raise a concern regarding the items listed below on your agenda for public hearings at the Special Called Planning Commission Meeting on June 9, 2021.

E. Z-15-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-1.11, 19-4.3.3; 19-6.2.2; Tables 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

F. Z-16-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-4.3; 19-5.1; 19-5.2; 19-6.5.7; 19-6.8.9; Tables 19-4.3-1 and 19-5.1-1 in order to provide a maximum building height and introduces a step-back provision for any nonresidential or multifamily structure adjacent to a single-family use (excluding C-4).

G. Z-17-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-5.1 and Table 19-5.1-1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

H. Z-18-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-5.1, 19-6.5.7; 19-6.8.9; and Table 19-5.1-1 in order to provide an increased rear setback for nonresidential and multifamily projects adjacent to single-family uses.

Each of these proposed text amendments references “multifamily” structures or projects adjacent to single family uses – without distinguishing among the types of “multifamily” buildings that are possible. A continuum exists - with large, block scale, multifamily structures at one end of the spectrum and house-scale buildings with multiple units – (small scale missing middle housing types) at the other end of the spectrum.



Lumping all multifamily together places unnecessary requirements and defeats the intent of small scale missing middle housing types – to be virtually indistinguishable as multifamily buildings in the context of predominantly single family neighborhoods. House scale missing middle housing types can be perfectly compatible immediately adjacent to single-family residences in walkable neighborhoods – if allowed to be. Development of missing middle “multifamily” should be encouraged in our city - now more than ever as we pursue a greater range of housing options, more affordable units, and increased density to achieve the vision for our community laid out in GVL2040. Missing middle housing is an opportunity to add “gentle density” and greater affordability within walkable neighborhoods across the city. Please do not make it *more* difficult to develop.

Sincerely,  
Sherry Barrett



GREYSTONE

April 23, 2021

RE: Unity Park Community Character Code Maximum Lot Size

Dear City of Greenville Planning Commission,

The Greenville Housing Fund and Greystone Affordable Development have partnered to bring 141 new units to the Unity Park Neighborhood in Greenville, South Carolina. The planned development will be financed with tax-exempt bonds and low-income housing tax credits, and will provide much needed affordable housing units for senior citizens in the community.

The team is currently in the design phase of the project, and the sites identified for the project include multiple parcels that we wish to be combined to minimize administrative burden, maximize available financing and ensure compliance with code requirements. This action would put the lots for these projects above the currently documented maximum lot size in the Unity Park Community Code.

The development team requests that City Council approve the combination of these parcels. McMillan Pazdan Smith and Thomas and Hutton, the architect and civil engineer for this development, have worked closely with the City on the property's site plan and is committed to ensuring compliance to the Unity Park Community Character Code outside of the lot size. Should the lots remain separate, the project's success will be jeopardized as the unit count would have to be minimized; decreasing project revenues (already restricted by affordability) and threatening the strength of the financial structure.

Thank you for your consideration,

The Greenville Housing Fund  
Greystone Affordable Development  
McMillan Pazdan Smith  
Thomas and Hutton

## Ross Zelenske

---

**From:** Carol Dietrich <cdietrichpt@gmail.com>  
**Sent:** Friday, May 14, 2021 5:18 PM  
**To:** Ross Zelenske  
**Cc:** Becky Warth  
**Subject:** Stone Properties Plan for Haynie SIRRINE

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hello Ross

I am a homeowner and resident at 2 Seawright Lane in the Chicora Crest development in Haynie SIRRINE neighborhood. I also chair the neighborhood's traffic committee.

I have the following issues with the proposed development:

1. I see that there is a private land owner, a Carolyn Turner PIN 0091010802705 that owns a parcel on Francis 2. I also see a landowner, an Evelyn Surratt PIN 0091010800400 who owns a parcel only accessible by Springer 3. I understand the streets that are currently within the planned development are city owned and would have to be given over to Stone properties in order for this to proceed.

The Stone Property representatives were asked about these owners at the May 11th meeting. They seemed unaware of #1 and 2 and had not had discussions with #3.

It certainly seems these issues need to be addressed before a plan is approved on property that is not entirely owned by the petitioner.

The other major issue is traffic!

We as a neighborhood have been VERY engaged with the city regarding our current traffic crisis. Haynie is now used as the preferred cut through from Church to Augusta. As you know this is a neighborhood street with no ability to be expanded. It is not able to handle the load it carries now much less the increase this project would bring. A study done by the city in November/December 2020 showed 2500 vehicles per day on Haynie Street, with 150 of those vehicles being trucks.

We are currently engaged in the city's traffic calming process and are waiting for a response on our request for low profile roundabouts at Haynie/Howe, Haynie/Seawright and Howe/McCan.

We have met individually with our City Council Representatives, the Mayor, county manager Joe Kernell, and David Stone to discuss possible solutions to the city's current and ever increasing traffic crisis in this area. Likely you are aware that the city commissioned a \$160,000 infrastructure study of the South downtown area. The viable solution to the traffic crisis will most likely involve some of the Stone property in this plan needing to be yielded to that cause. This is not a time to be locking in future developments that will significantly add to our traffic crisis but rather developing a comprehensive plan with all players to insure that our part of the South Downtown operates like a true 21st century city.

For these reasons I oppose the approval of this plan.

Thank you for your time.

Carol Dietrich  
828 606 9051



## Ross Zelenske

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**From:** Lois Ordway <loisordway@gmail.com>  
**Sent:** Friday, May 14, 2021 4:30 PM  
**To:** Ross Zelenske; Lillian Flemming; Dorothy Dowe; Russell Stall  
**Cc:** Ian Thomas  
**Subject:** FDP-21-216

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Oh my god! What have the developers here in Greenville got against the environment? Against trees?  
This is yet another example to too much asphalt and not enough green which is not only bad infilling and bad for our neighborhoods, but also bad for Greenville and it's people.  
It's time for the Comprehensive Plan actually mean something.  
Please vote "no" to this plan.

Sincerely yours,  
Lois Ordway

Sent from my iPad

## Ross Zelenske

---

**From:** Molly Wittig <mollybwittig@gmail.com>  
**Sent:** Friday, May 14, 2021 2:54 PM  
**To:** Planning  
**Subject:** SD-21-318 Application Comments

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hello,

I live at 507 Anderson St, and I am writing in reference to the application number listed in the subject line, which requests a subdivision of .74 acre located at Anderson St and Conwell St from 2 lots to 12 lots.

I spoke to the developer, Chris Rizzo, over the phone yesterday, and he was very helpful in giving me a general understanding of their application requests. I don't see this mentioned in the letter from the city, but he said there is an additional request for a smaller set back (from 8ft to 5ft) between their new building facing Anderson Street and the property line of the residence to the right (508 Anderson St).

I feel like the request for the smaller setback should be directly discussed with the owner of the 508 Anderson Street property, in order for them to come to an agreement. They are the ones being affected by this change, and they should be the ones considered when this decision is made.

I'm glad the proposed building facing Anderson St will be two-stories instead of three, and I don't have a problem with this being a two unit townhouse, but I am not happy about 10 three-story units going in behind that. I feel like they will look very out of place and crammed on a small lot, and I think they would potentially cause congestion along Anderson Street and Conwell Street. If multi-family buildings are to go in on this lot, it would look better if there were fewer of them and if they were only two stories, in order to fit in with the landscape of the rest of the area.

I realize Conwell Street is completely undeveloped/out-dated at the moment, but I think these potential new buildings would set a precedent for all future development which happens along that street, and I don't think it suits for the whole street (or the majority of the street) to become property which is overcrowded with large multi-family housing. I think the presence of the proposed three-story multi-family units will potentially deter single family-dwellings from being updated or newly built along this street, and in turn I think it will cheapen an area which has such great potential.

Thank you for taking the time to consider my comments, and please don't hesitate to let me know if you have any questions. I prefer that my name and address not be given out as the person making these requests, if it is possible for you to take my comments into consideration without doing so.

Best,  
Molly Wittig  
(803)-312-3349  
507 Anderson St  
Greenville, SC 29601

## Ross Zelenske

---

**From:** dot russell <da3russell@yahoo.com>  
**Sent:** Thursday, May 20, 2021 9:08 AM  
**To:** Christopher Rizzo; Ross Zelenske  
**Subject:** Anderson St /Conwell St Development  
**Attachments:** Letter of denial support template 1 2.docx; ATT00001.txt; Sterling Association letter.docx; ATT00002.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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> Good morning  
>  
> I hope this finds you well.  
> Sterling Neighborhood Association, met with Mr. Rizzo and made a decision. Habitat for Humanity of Greenville County also understands and supports our position.  
> We are open to more discussions and eager to assist Mr Rizzo with his plans.  
>  
> Attached are letters of our decision and partner support.  
>  
> Thank you  
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